



€ 345.000 | IXELLES | REF. UCNN-496C-81



LIVING SURFACE

81 m²



BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

4 m²

UNDER OFFER

 **DE WATERLOO 496C CHAUSSÉE, 1050 Ixelles**

Victoire-Junot is pleased to present this magnificent apartment ideally located in the highly sought-after Lepoutre-Brugmann neighborhood. Nestled on the 2nd floor of a high-end building, this charming property consists of a welcoming entrance hall, a bright living room, a kitchen opening onto a pleasant small terrace, two large bedrooms, a shower room, as well as a cellar and a bike storage. You will be charmed by its character, brightness, and privileged location, close to shops, transportation, and green spaces. A rare property to discover without delay.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 345.000	Living surface	81 m²
Terrace surface	4 m²	Heating	Fuel oil
Bedrooms	2	Shower rooms	1
Floor	2 / 5	Construction year	1958
Renovation year	2023	State	Good condition
Terrace	4 m²	Double glazing	
PVC window		Internet	
Lift		Bike storage room	
TV distribution		Airport	
Bus		Town centre	
Shops		Nursery	
Primary school		Secondary school	
Day care		Hospital/clinic	
Doctor		Supermarket	
University		PEB	202 kW/m²
PEB category	D	EPC code	754900-01-5

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Not announced

FINANCIAL

Price € 345.000	Syndicate fees 340 €
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