SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
70 m²	1	1	3 m²

Ixelles, Boendael/University district – Beautiful new studio with terrace

1050 Ixelles

Victoire Junot offers this charming new studio++ on the 1st floor of a small building, perfectly arranged and nicely built with a lot of taste. It consists of a bright living space with a fully equipped kitchen, open to the terrace offering a pleasant view with no overlook. The large separate sleeping area is located at the front and benefits from an en suite shower room. A toilet with a separate storage space completes this property. A cellar (Nr. 8) and a bike storage are included. Residents also benefit from a friendly common area overlooking the inner garden, ideal for teleworking or receiving guests. Located in a sought-after, quiet, and convenient neighborhood, with all amenities within walking distance, this property is ideal for a first purchase or an investment. Contact: 02/375 1010 – new@victoire.be

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 445.000	Living surface	70 m²
Terrace surface	3 m²	Heating	Heat pump
Bedrooms	1	Shower rooms	1
Floor	1 / 4	Available	Free
Construction year	2026	Renovation year	2026
State	New	Facades	2
Terrace	3 m²	Double glazing	
Internet		Photovoltaic panels	
Double flow ventilation		Fire alarm system	
Common laundry		Concierge	
Bike storage room		TV distribution	
Intercom		Security door	
Lift		Air-conditioning	
Connected thermostat		Triple glazing	
Disabled access		Highway	
Bus		Town centre	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Hospital/clinic		Doctor	
Park		On main road	
Sport center		Supermarket	
Taxi		Tennis	
Tram		University	
PEB	45 kW/m²	PEB category	A
EPC code	A-		

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
Non-flood zone

FINANCIAL

Price
€ 445.000

Victoire Junot

SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10


















