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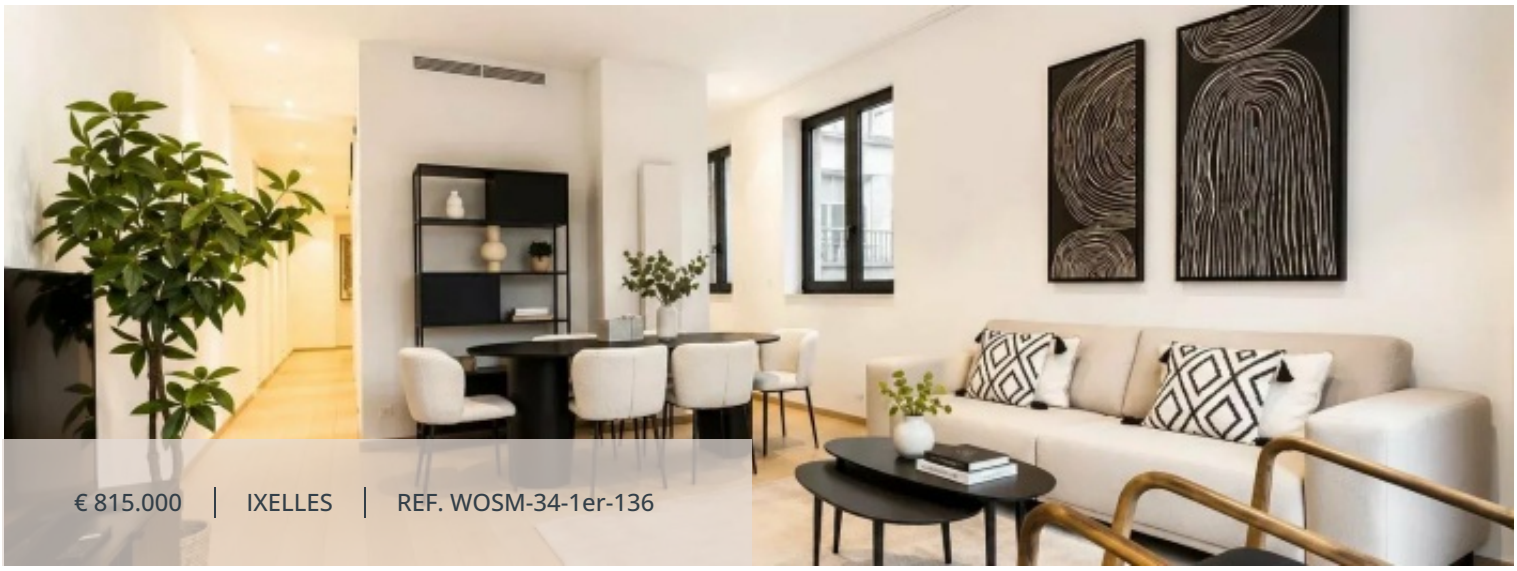



| LIVING SURFACE | BEDROOMS | BATHROOMS |
|---|---|---|
| 136 m² | 3 | 3 |

# Brugmann - Chatelain- 3 Bedroom Apartment

**FERNAND NEURAY 12 RUE, 1050 Ixelles**

Located in the heart of the Brugmann neighborhood, Victoire-Junot offers you, in the NEURAY 12 residence, this high-standing apartment of 136m². It consists of: an entrance hall with wardrobe and guest toilet, a master bedroom with an adjoining bathroom. Night hall with access to the laundry room, a separate toilet, and two other bedrooms each with their shower rooms. Living room with fully equipped kitchen. Energy performance certificate C+ and electricity compliant with modern standards. The location is ideal, in the immediate vicinity of Châtelain, with shops, schools, universities, public transport, and green spaces. Private cellar + €5,000. Currently rented at €2,135/month excluding charges. Visit without delay !!

# Characteristics

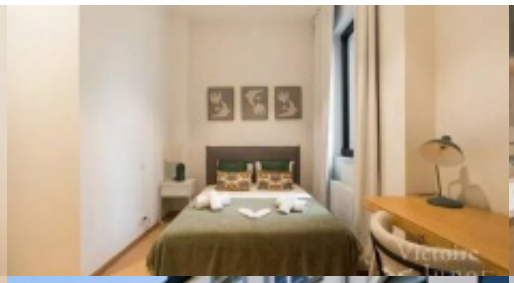
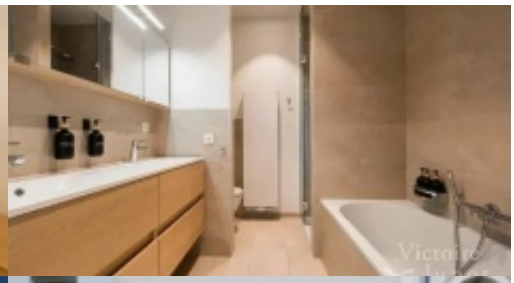
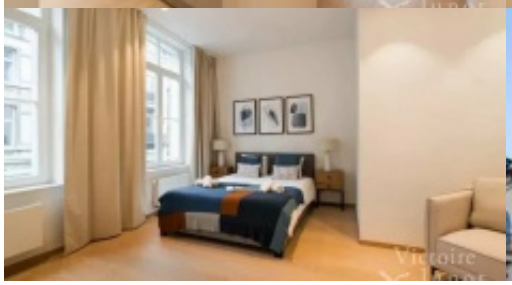
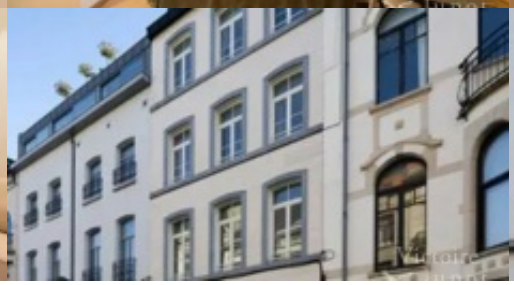
## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Ixelles |
| Price | € 815.000 | Living surface | 136 m² |
| Heating | Gas | Bedrooms | 3 |
| Bathrooms | 1 | Shower rooms | 2 |
| Floor | 1 / 4 | Construction year | 1924 |
| Renovation year | 2024 | State | Excellent condition |
| Facades | 2 | Bedroom | 3 |
| Shower room | 2 | Lavatory | 2 |
| Double glazing | | Aluminum window | |
| Internet | | Lift | |
| Intercom | | Airport | |
| Bus | | Town centre | |
| Movies | | Shops | |
| Primary school | | Secondary school | |
| Train station | | Metro | |
| Supermarket | | Tram | |
| PEB | 106 kW/m² | PEB category | C |
| EPC code | 20210105-0000580584-01-0 | | |

## MANDATORY INFO

| | |
|---|---|
| Building permit<br>License issued | Summons and recovery claim<br>Not announced |
| Urban destination<br>Not announced | Pre-emption right<br>Not announced |
| Subdivision permit<br>Not announced | Flood prone area<br>Not announced |

## FINANCIAL

| | |
|---|---|
| Price<br>€ 815.000 | Syndicate fees<br>150 € |

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