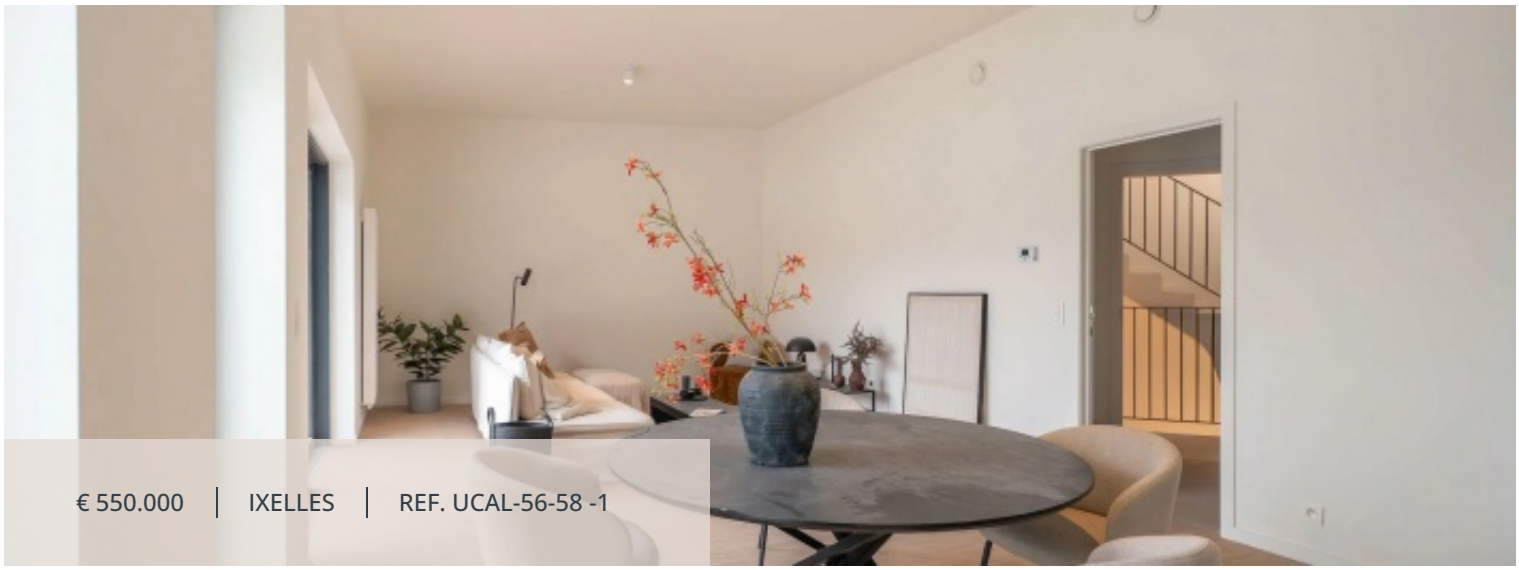
SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



€ 550.000 | IXELLES | REF. UCAL-56-58 -1

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
96.9 m²	2	2	9.8 m²

Heart of XL - Beautiful 2-bedroom apartment with rear terrace

D'IXELLES 56 CHAUSSÉE/56-58, 1050 Ixelles

Victoire Junot presents this new 2-bedroom apartment, fitted with a very beautiful rear terrace and located on the 1st floor. Located in a building completely rebuilt behind its original façade, this 96.8 m² apartment is arranged as follows: The entrance hall welcomes you and partly opens broadly towards the large living room at the back, including the open super-equipped kitchen (with laundry area), the dining room, and the living room. The whole extends to a beautiful terrace with a view of a green roof. The night hall with separate toilets leads to the 2 large bedrooms, each benefiting from a shower room. This apartment has a very high ceiling height of 3.22m. The renovation was carried out according to the 2026 energy standards, ensuring performance and durability. The apartments offer all the comfort of NEW: individual gas boiler, wooden frames at the front/PVC high-performance at the back, and meticulous finishes. The kitchens and bathrooms have been chosen in an elegant and contemporary style. The building does not have parking or a cellar. No elevator. This apartment can be sold furnished as shown (extra charge). The sale is subject to a VAT rate of 6%. The neighborhood is ideal on Chaussée d'Ixelles, just steps from Place Fernand Cocq. It is urban and lively for city living lovers!

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 550.000	Living surface	96.9 m²
Terrace surface	9.8 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	1 / 4	Construction year	2026
State	New	Facades	2
Bedroom	14.52 m²	Bedroom	12.61 m²
Bathroom	2	Terrace	9.8 m²
Living room/dining area	38.84 m²	Intercom	
Double glazing		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Secondary school		Bus hub	
Doctor		Metro	
Convention center		Park	
Public parking		Supermarket	
Taxi		Tram	
Movies		Nursery	
Day care		Possibility of connecting : Water / Gas / Electricity	
PEB	85 kW/m²	PEB category	B
EPC code	B		

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
€ 550.000

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