SELL SERVICE
info@victoire.be
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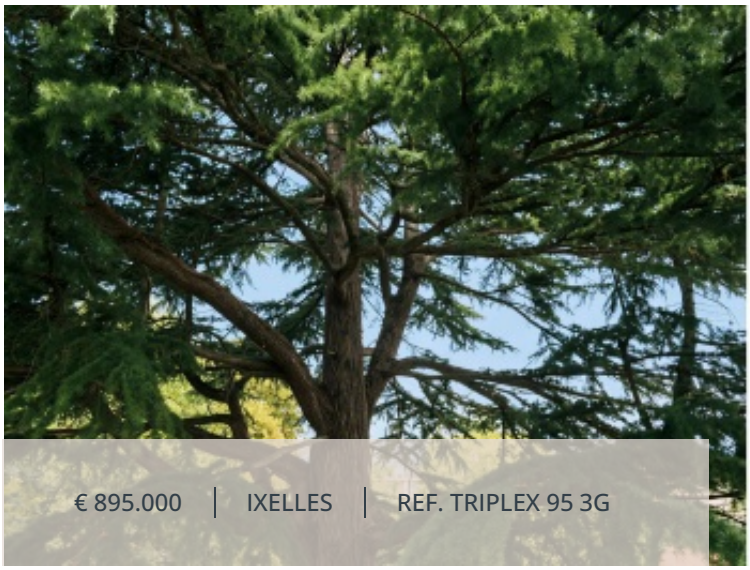

€ 895.000 | IXELLES | REF. TRIPLEX 95 3G



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
154 m²	3	2	22.56 m²

Ixelles - Ponds - Louise: Triplex 3 bedrooms

DE VLEURGAT 95 CHAUSSÉE/3G, 1050 Ixelles

Victoire Junot presents you, in the highly sought-after Vleurgat neighborhood, this superb first-occupancy triplex of approximately 150 m², resulting from the complete and high-end renovation of two elegant master houses. Entirely redesigned and renovated with high-quality materials, the property appeals with its generous volumes, brightness, and particularly pleasant organization over several levels. On the second floor, the living level revolves around a remarkable reception area with a good ceiling height, a new light-colored parquet, and very nice brightness. The open kitchen, fully equipped and finished with high-end finishes, integrates harmoniously into this space and gives access to a pleasant terrace, ideal for enjoying sunny days. The third floor is dedicated to the sleeping area and features two beautiful main bedrooms, each benefiting from generous volumes and a layout designed to offer comfort and privacy. The top floor reveals an atypical and charming space, offering great flexibility of layout. Depending on desires and needs, it can easily host a guest room, an office, a small gym, a recreational area, or a cozy relaxation space. A true additional level that gives the triplex an original yet functional dimension. Special attention has been paid to both aesthetics and technical performance: high-performance double glazing, double flow ventilation system, high-efficiency gas condensing boiler, water softener, rainwater collection tank, and compliant electrical installation. PEB C. A rare property, elegantly combining the architectural charm of a master house and the comfort of contemporary renovation, ideally located close to the shops on Avenue Louise, Flagey Square, and its many restaurants, sports facilities, Ixelles Ponds, and the Bois de la Cambre.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 895.000	Living surface	154 m²
Terrace surface	22.56 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Floor	2 / 3	Construction year	1900
Renovation year	2026	State	New
Facades	2	Bedroom	17 m²
Bedroom	11 m²	Bedroom	10 m²
Kitchen	18 m²	Bathroom	4 m²
Bathroom	5 m²	Walk-in wardrobe	3 m²
Walk-in wardrobe	7 m²	Terrace	12.56 m²
Living-room	35 m²	Maintenance room	4 m²
Terrace	10 m²	Double glazing	
Double flow ventilation		Bus	
Town centre		Primary school	
Train station		Possibility of connecting : Water / Gas / Electricity	
PEB	112 kW/m²	PEB category	C
EPC code	20241213-0000698737-01-8		

MANDATORY INFO

Building permit
License issued

Summons and recovery claim
No judicial remedial measure or administrative measure imposed

Urban destination
Zone d'habitat (résidentiel, urbain ou rural)

Pre-emption right
Pre-emption right spatial planning available

Subdivision permit
Subdivision permit

Flood prone area
Not announced

FINANCIAL

Price
€ 895.000

Syndicate fees
100 €

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