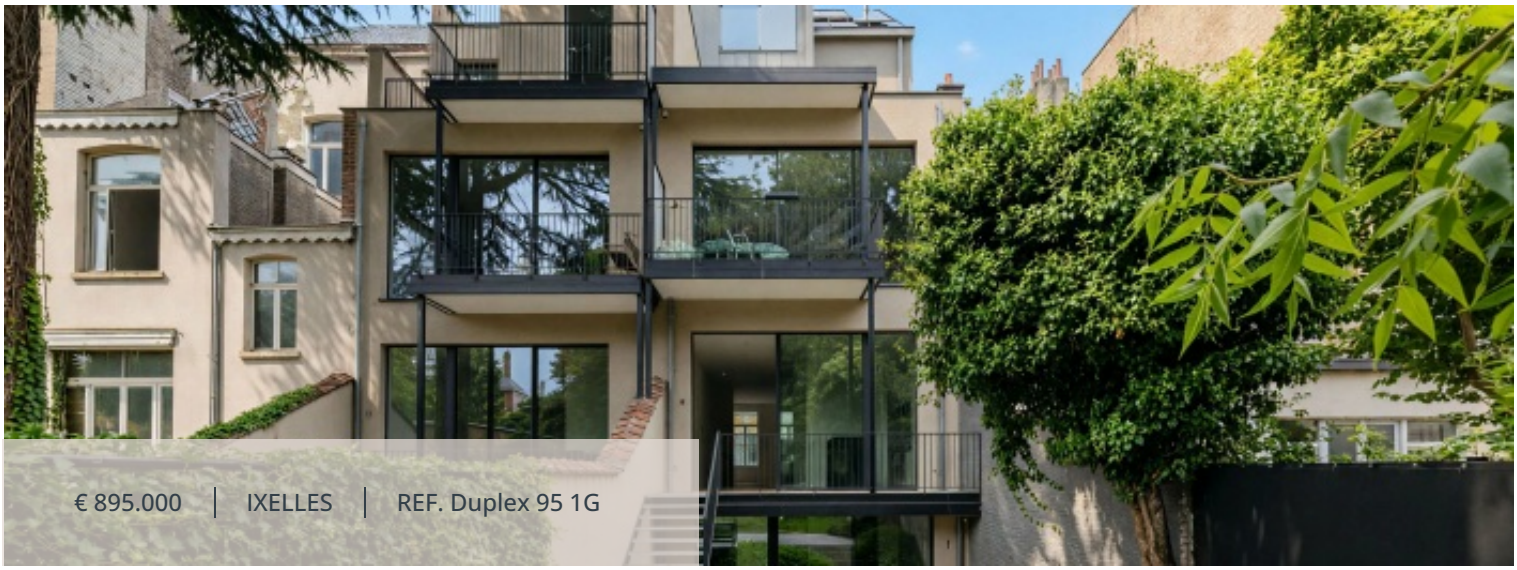
Victoire Junot

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LIVING SURFACE	LAND SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
173 m²	235 m²	2	2	19.35 m²

Ixelles – Vleurgat | Magnificent duplex with large west-facing garden

DE VLEURGAT 95 CHAUSSÉE/1G, 1050 Ixelles

Victoire Junot presents, in the sought-after Vleurgat district, this magnificent first-occupancy duplex of approximately 175 m², part of a high-end renovation project involving two elegant period townhouses. Completely renovated throughout with quality materials, the property offers generous proportions, abundant natural light and a large west-facing garden of more than 200 m². The living level is arranged around a superb reception area of approximately 60 m², featuring impressive ceiling height and new light-toned parquet flooring. The open-plan kitchen, fully equipped and finished to a high standard, opens onto a beautiful terrace overlooking the large west-facing garden. The sleeping area comprises two spacious bedrooms, one facing the street and the other overlooking the garden, each with its own dressing room and private bathroom. Particular attention has been paid to both the aesthetic and technical aspects of the renovation: high-performance double glazing, double-flow ventilation system, individual high-efficiency gas condensing boiler, water softener, rainwater recovery tank for garden irrigation and a compliant electrical installation. EPC C. An exceptional property combining the charm of a period townhouse with the comfort of a contemporary renovation, ideally located close to the shops of Avenue Louise, the lively Place Flagey and its many restaurants, sports clubs, the Ixelles Ponds and the Bois de la Cambre.

Characteristics

GENERAL

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Type	Apartment	City	Ixelles
Price	€ 895.000	Living surface	173 m²
Land surface	235 m²	Terrace surface	19.35 m²
Heating	Gas	Bedrooms	2
Bathrooms	2	Floors	5
Construction year	1900	Renovation year	2026
State	New	Facades	2
Bedroom	15 m²	Bedroom	13 m²
Living-room	60 m²	Kitchen	11 m²
Bathroom	8 m²	Bathroom	3 m²
Hallway	10 m²	Walk-in wardrobe	4 m²
Lavatory	2	Lavatory	2 m²
Terrace	19.35 m²	Garden	235 m²
Water softener		Double glazing	
Aluminum window		Sliding windows	
Double flow ventilation		Fire alarm system	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Golf		Hospital/clinic	
Doctor		Metro	
Convention center		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		Possibility of connecting : Water / Gas / Electricity	
PEB	118 kW/m²	PEB category	C
EPC code	20241213-0000698739-01-4		

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
There is no pre-emption right for spatial planning

Subdivision permit
Not announced

Flood prone area
Non-flood zone

FINANCIAL

Price
€ 895.000

Syndicate fees
100 €

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