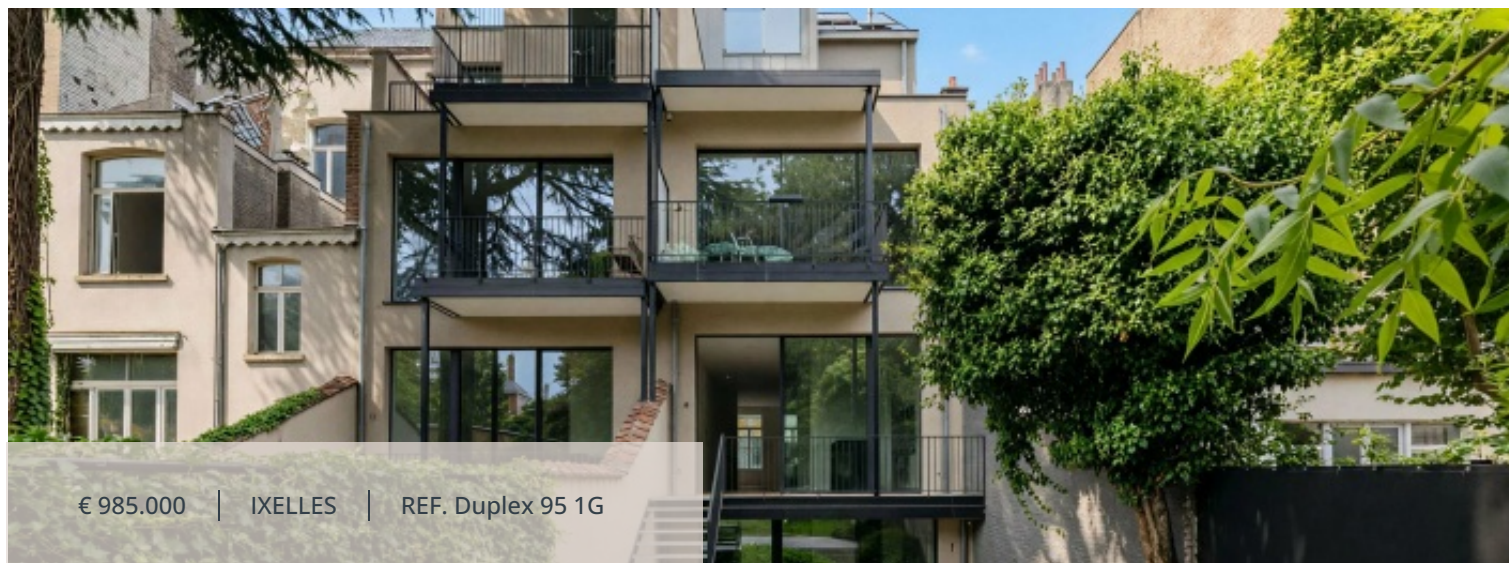




€ 985.000 | IXELLES | REF. Duplex 95 1G



LIVING SURFACE

173 m²



LAND SURFACE

235 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

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

Type	Apartment
Price	€ 985.000
Land surface	235 m²
Heating	Gas
Bathrooms	2
Construction year	1900
State	New
Bedroom	15 m²
Living-room	60 m²
Bathroom	8 m²
Hallway	10 m²
Lavatory	2
Terrace	19.35 m²
Water softener	
Aluminum window	
Double flow ventilation	
Airport	
Bus	
Movies	
Nursery	
Secondary school	
Train station	
Golf	
Doctor	
Convention center	
Public parking	
On main road	
Supermarket	
Tennis	
University	
PEB	118 kW/m²
EPC code	20241213-0000698739-01-4

City	Ixelles
Living surface	173 m²
Terrace surface	19.35 m²
Bedrooms	2
Floors	5
Renovation year	2026
Facades	2
Bedroom	13 m²
Kitchen	11 m²
Bathroom	3 m²
Walk-in wardrobe	4 m²
Lavatory	2 m²
Garden	235 m²
Double glazing	
Sliding windows	
Fire alarm system	
Highway	
Town centre	
Shops	
Primary school	
Day care	
Bus hub	
Hospital/clinic	
Metro	
Park	
Public pool	
Sport center	
Taxi	
Tram	
Possibility of connecting : Water / Gas / Electricity	
PEB category	C

MANDATORY INFO

Building permit
License issued

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

Subdivision permit
Not announced

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

Pre-emption right
There is no pre-emption right for spatial planning

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 985.000

Syndicate fees
100 €

