



€ 985.000 | IXELLES | REF. VLEURGAT 95-3D



LIVING SURFACE

193 m²



BEDROOMS

3



TERRACE SURFACE

26.48 m²

Ixelles - Ponds - Louise: Triplex 3 bedrooms

 **DE VLEURGAT 93 CHAUSSÉE/3D, 1050 Ixelles**

Victoire Junot presents, in the highly sought-after Vleurgat neighborhood, this superb first-occupancy triplex of approximately 190 m², resulting from a complete and high-end renovation of two elegant mansion houses. Entirely redesigned and renovated with high-quality materials, the property charms with its generous volumes, brightness and particularly pleasant layout over multiple levels. On the second floor, the living area is built around a remarkable reception space with a high ceiling, a new light parquet floor, and very nice brightness. The open kitchen, fully equipped and finished with high-end materials, integrates harmoniously into this space and gives access to a pleasant terrace, ideal for enjoying fine days. The third floor is dedicated to the sleeping area and hosts two beautiful master bedrooms, each benefiting from generous volumes and a layout designed for comfort and privacy. The top floor reveals an atypical and charming space, offering great flexibility in layout. Depending on wishes and needs, it can easily host a guest bedroom, an office, a small fitness room, a leisure space or a delightful relaxation area. A true additional level that gives the triplex an original yet functional dimension. Great care has been taken both with the aesthetics and technical performance: high-performance double glazing, dual-flow ventilation system, high-efficiency condensing gas boiler, water softener, rainwater harvesting tank, and compliant electrical installation. Energy Performance Certificate (EPC) C. A rare property, elegantly combining the architectural charm of a mansion with the comfort of contemporary renovation, ideally located close to the shops of Avenue Louise, Flagey Square and its many restaurants, sports infrastructure, Ixelles Ponds, and Bois de la Cambre.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 985.000	Living surface	193 m²
Terrace surface	26.48 m²	Heating	Gas
Bedrooms	3	Floor	2 / 3
Available	Free	Construction year	1900
Renovation year	2026	State	New
Facades	2	Bedroom	17 m²
Bedroom	12 m²	Bedroom	9 m²
Terrace	26.48 m²	Double glazing	
Double flow ventilation		Double glazing	
Aluminum window		Double flow ventilation	
Videophone		Bus	
Town centre		Primary school	
Train station		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Golf		Hospital/clinic	
Doctor		Metro	
Park		Public parking	
Sport center		Taxi	
Tram		University	
Possibility of connecting : Water / Gas / Electricity			

MANDATORY INFO

Building permit	Summons and recovery claim
License issued	No judicial remedial measure or administrative measure imposed
Urban destination	Pre-emption right
Zone d'habitat (résidentiel, urbain ou rural)	Pre-emption right spatial planning available
Subdivision permit	 Flood prone area
Subdivision permit	Not announced

FINANCIAL

Price

€ 985.000

Syndicate fees

100 €

