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



€ 895.000 | IXELLES | REF. VLEURGAT 95-3D

LIVING SURFACE	BEDROOMS	TERRACE SURFACE
193 m²	3	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	€ 895.000	Living surface	193 m²
Terrace surface	26.48 m²	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	
Aluminum window		Videophone	
Bus		Town centre	
Primary school		Train station	
Movies		Shops	
Nursery		Secondary school	
Day care		Golf	
Hospital/clinic		Doctor	
Metro		Park	
Public parking		Sport center	
Taxi		Tram	
University		Possibility of connecting : Water / Gas / Electricity	

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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