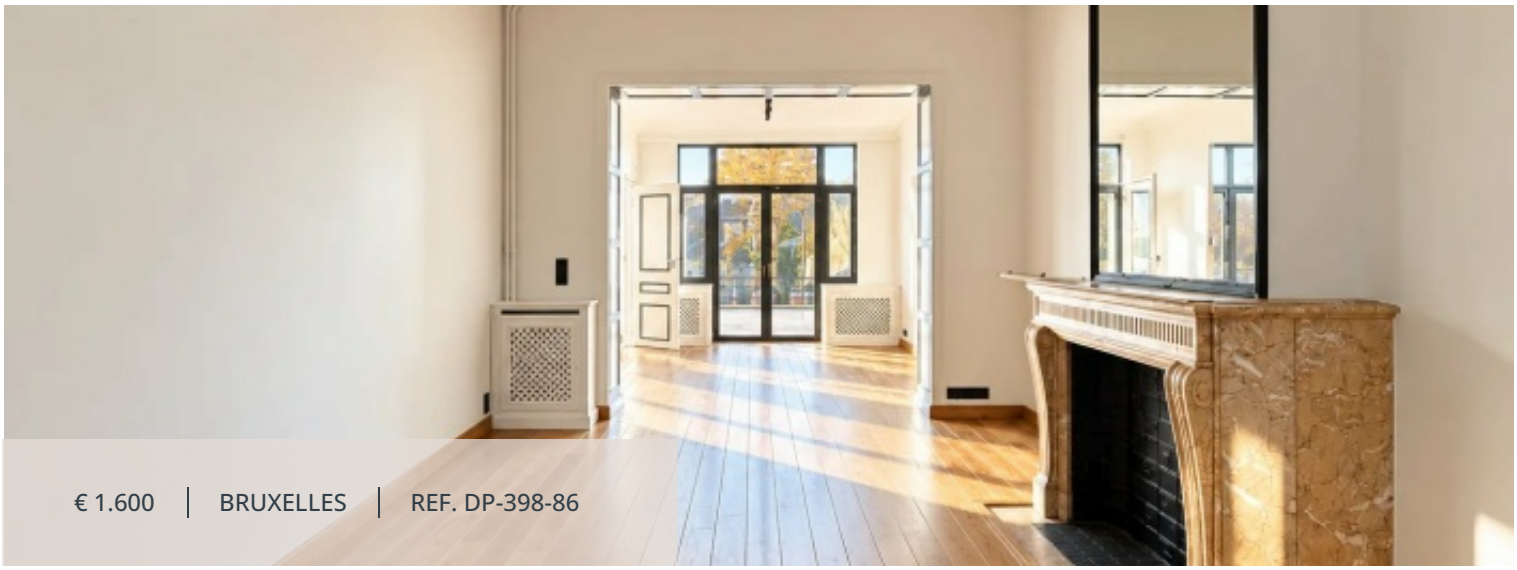
info@victoire.be
+32 (0)2 375 10 10



€ 1.600 | BRUXELLES | REF. DP-398-86

LIVING SURFACE

86 m²

BEDROOMS

1

Apartment at Bruxelles

LOUISE 398 AVENUE/CP, 1050 Bruxelles

Presented by Debora Peruch – debora.peruch@victoire.be Victoire Junot offers you in Ixelles, on the prestigious Avenue Louise, just 5 minutes on foot from Bois de la Cambre, this magnificent characterful 86 m² through apartment - 1 bedroom, fully renovated with quality materials and finishes. Located in an elegant three-story building with elevator, this bright property enchants with its beautiful volumes, preserved period elements, and three superb enfilade rooms. It consists of an entrance hall with separate toilet and washbasin, giving access to three magnificent enfilade rooms: at the front facade, a spacious bedroom of about 19 m² with adjoining shower room, fully renovated and equipped with an Italian shower with stone finishes; in the center, an elegant lounge of about 20 m² enhanced by a decorative stone fireplace and a large mirror; and finally, a beautiful dining room of about 14 m² giving access to a terrace at the rear of the building. Slightly below, a new kitchen, fully equipped, with black granite countertop, oven, hob, and dishwasher, as well as an independent laundry area allowing for the installation of a washing machine and dryer. A second balcony completes this property. First occupation after full renovation: fully restored and oiled old parquet flooring, original moldings, character doors, new black aluminum double-glazed window frames, renewed electrical and sanitary installations, and installed lighting fixtures. Provision for common charges: €150/month. Energy Performance Certificate D. A charming apartment with neat finishes, elegantly combining the authenticity of the old with contemporary comfort, in one of the most pleasant and peaceful parts of Avenue Louise, in immediate proximity to Bois de la Cambre, shops, restaurants, and public transport. Available from November 15. To be discovered at Victoire Junot – www.victoire.be – Tel.: 02 375 10 00

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Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 1.600	Living surface	86 m²
Heating	Fuel oil	Bedrooms	1
Floor	2	Available	Free
Renovation year	2026	State	Excellent condition
Bedroom	19 m²	Living-room	20 m²
Terrace	2	Dining room	14 m²
Fireplace		Double glazing	
Connected thermostat		Lift	
Intercom		Pets allowed	
Oven		Dishwasher	
Hob		Refrigerator	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Golf	
Hospital/clinic		Doctor	
Metro		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		PEB	210 kW/m²
PEB category	D	EPC code	20221019-0000623336-01-4

MANDATORY INFO

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Building permit
Not announced

Summons and recovery claim
Not announced

Urban destination
Not announced

Pre-emption right
Not announced

Subdivision permit
Not announced

Flood prone area
Not announced

FINANCIAL

Price
€ 1.600

Expenses
150 €

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