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



€ 2.650 | BRUXELLES | REF. GL-12-237

| LIVING SURFACE | BEDROOMS | BATHROOMS |
|---|---|---|
| 237 m² | 3 | 2 |

# Apartment at Bruxelles

**EMILE CLAUS 12 RUE, 1000 Bruxelles**

Presented by Guillaume Letellier - 02 777 15 23 - guillaume.letellier@victoire.be. Victoire Junot presents you this superb character apartment of approximately 240 m², ideally located in Ixelles, facing the King's Gardens and close to the Ixelles Ponds and Avenue Louise. Located on the 3rd floor of an elegant building with elevator, it offers generous volumes and beautiful finishes. It consists of a large entrance hall, bright reception rooms with living and dining areas, a fitted kitchen with access to a south-facing terrace, three beautiful bedrooms, an office, a bathroom with jacuzzi bathtub and shower as well as a second shower room. A balcony and a cellar complete this property. Mandatory garage at €100/month. Charges: €500/month (common areas and heating). Available from 12/1/26. A privileged address to enjoy a green and sought-after living environment, close to shops, restaurants, and transport.

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+32 (0)2 375 10 10

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Bruxelles |
| Price | € 2.650 | Living surface | 237 m² |
| Heating | Fuel oil | Bedrooms | 3 |
| Bathrooms | 2 | Floor | 3 |
| Available | Rented | Available | 01-12-2026 |
| State | Requires renovation | Bedroom | 3 |
| Bathroom | 2 | Double glazing | |
| Internet | | Fire alarm system | |
| Bus | | Town centre | |
| Movies | | Shops | |
| Primary school | | Metro | |
| Park | | Taxi | |
| PEB | 271 kW/m² | PEB category | E |

## MANDATORY INFO

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
€ 2.650

Expenses
500 €

Deposit
5500 €

Victoire Junot

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