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



€ 2.000 | IXELLES | REF. EDC-13-125

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
125 m²	1	1	21 m²

Apartment at Ixelles

DES CHAMPS ELYSÉES 13-15 RUE, 1050 Ixelles

Presented by Elisabeth du Chastel: 0495 79 78 58 / elisabeth.duchastel@victoire.be Victoire Junot presents this charming house nestled within a private enclave, in a fully renovated former beguinage, ideally located near Fernand Coq Square. The house with an area of 125 m² opens onto an entrance hall with cloakroom, a separate WC, and a laundry room. You will be seduced by a spacious 43 m² room on the ground floor, offering multiple layout possibilities: living room, office, reception area, or a space dedicated to professional activity. On the upper floor, a 43 m² space that can accommodate a large bedroom or be arranged as a studio. A fully equipped kitchen as well as a shower room with WC complete this floor. Finally, a pleasant private terrace of 21 m² will allow you to fully enjoy the nice days. Energy performance rating E. Charges of €160 for common areas, water and gas. Available immediately. Possibility to rent a parking space for €120. Possibility of rental for a company. This location is ideal as you will have the quiet character of a house in a backyard while being in the heart of a dynamic neighborhood. It offers quick access to transportation, shops, schools, sports halls. Additional information: insulation of the walls and roof was recently carried out. The energy rating E is linked to the mansard rooms upstairs but the consumption in previous years was around 13,000 kWh, which corresponds to a rating C. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

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Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 2.000	Living surface	125 m²
Terrace surface	21 m²	Heating	Gas
Bedrooms	1	Bathrooms	1
Floors	1	Available	Free
Construction year	1950	State	Excellent condition
Bedroom	43 m²	Living-room	43 m²
Terrace	21 m²	Fire alarm system	
Bike storage room		Intercom	
Freezer		Oven	
Microwave oven		Dishwasher	
Hob		Refrigerator	
Double glazing		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Hospital/clinic	
Lake		Doctor	
Metro		Park	
Public parking		On main road	
Sport center		Supermarket	
Taxi		Tennis	
Tram		University	
Possibility of connecting : Water / Gas / Electricity		PEB	249 kW/m²
		PEB category	E
EPC code	20261123-0000773797-01-6		

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
Non-flood zone

FINANCIAL

Price
€ 2.000

Expenses
160 €

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