info@victoire.be
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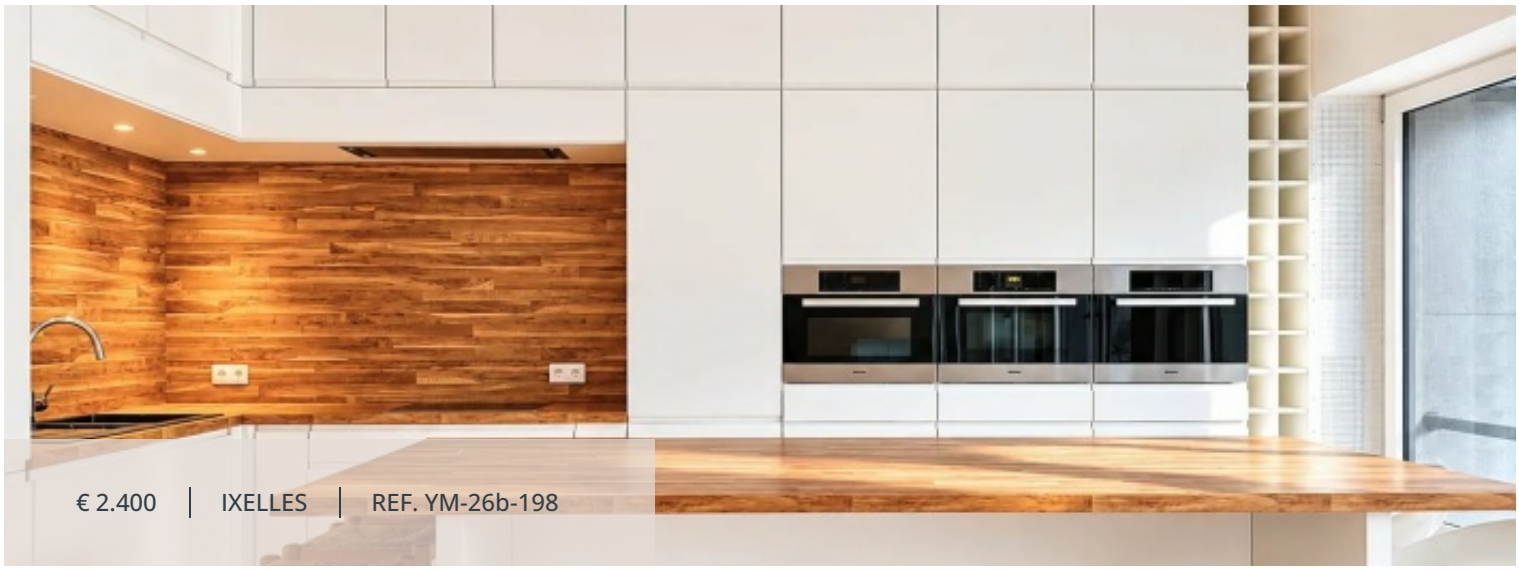

LIVING SURFACE	BEDROOMS	BATHROOMS
190 m²	3	3

Apartment at Ixelles

GÉNÉRAL JACQUES 26B BOULEVARD, 1050 Ixelles

Presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Victoire Junot offers in Ixelles, ideally located just steps from the Abbaye de la Cambre and the Ixelles ponds, a magnificent 2-bedroom apartment (possibility of a 3rd) with an area of ±200 m², offering very beautiful volumes, excellent brightness and many built-in storage spaces. Located on the 1st floor, it consists of a large bright living room open to a superb fully equipped kitchen, enhanced by a very large work surface. A multipurpose room adjoining the living room can, thanks to a closable partition, be fully integrated into the living space or isolated to serve as an office or third bedroom. The sleeping area includes two beautiful bedrooms as well as three bathrooms. Numerous built-in closets and wardrobes are present throughout the apartment, offering particularly appreciated storage comfort. A spacious separate laundry room, a back terrace, and a small balcony complete the property. Triple acoustic glazing chassis ensuring excellent comfort and absolute quiet. Two cellars, one of which is closed. Available immediately. Provision of €200/month including common charges and private water. An apartment with rare volumes and refined finishes, benefiting from an exceptional location in one of the most sought-after neighborhoods of Ixelles, in close proximity to nature, shops, restaurants, and all amenities. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

Victoire Junot

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Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 2.400	Living surface	190 m²
Heating	Electric	Bedrooms	3
Bathrooms	3	Floor	1
Available	Free	Construction year	1948
Renovation year	2011	State	Excellent condition
Bedroom	17 m²	Bedroom	16 m²
Bedroom	10 m²	Bathroom	3
Lavatory	3	Living room/dining area	50 m²
Equipped kitchen	15 m²	Lobby	18 m²
PVC window		Triple glazing	
Lift		Intercom	
Videophone		Freezer	
Oven		Washing machine	
Dishwasher		Hob	
Refrigerator		Clothes dryer	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Hospital/clinic		Doctor	
Metro		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		PEB	167 kW/m²
PEB category	D	EPC code	20261030-0000771208-01-3

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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
Non-flood zone

FINANCIAL

Price
€ 2.400

Syndicate fees
200 €

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