Victoire Junot

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



€ 995.000 | IXELLES | REF. WOSM-34-139

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
138.5 m²	2	2	53 m²

Superb 2-bedroom apt with a 53 m² terrace, garage, and cellar

DE LA RÉFORME 34 RUE, 1050 Ixelles

Perfectly located in the prestigious Place Brugmann area, within a magnificent fully renovated/built building offering high-end finishes. This excellent apartment is laid out as follows: entrance hall with cloakroom and guest toilet, spacious and light-filled living areas through large windows providing access to the ± 53 m² terrace with exceptional views of the park, fully equipped open kitchen, hallway, 2 beautiful bedrooms, each with its own bathroom and an adjoining shower room, custom-made closets and dressing room, laundry room. Cellar (€5,000) Parking space (€60,000). EPC C+

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 995.000	Living surface	138.5 m²
Terrace surface	53 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floors	5	Construction year	1926
Renovation year	2018	State	New
Facades	2	Bedroom	12 m²
Bedroom	12 m²	Kitchen	9 m²
Bathroom	2	Lavatory	3
Terrace	53 m²	Living room/dining area	35 m²
Videophone		Double glazing	
Lift		Security door	
Bus		Shops	
Primary school		Sport center	
Airport		Highway	
Town centre		Supermarket	
Possibility of connecting : Water / Gas / Electricity		PEB	96 kW/m²
		PEB category	C
EPC code	C		

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 € 995.000	Syndicate fees 100 €

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