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



€ 5.900 | IXELLES | REF. DP-397-290N

LIVING SURFACE	BEDROOMS	BATHROOMS
290 m²	3	1

Apartment at Ixelles

LOUISE 397 AVENUE/CP, 1050 Ixelles

Presented by Debora Peruch Phone: 0476/71.28.17 or debora.peruch@victoire.be Victoire Junot offers this superb exceptional penthouse with luxurious amenities, ideally located on Avenue Louise, between the Jardin du Roi and the Abbey of La Cambre, with a gross area according to PEB of approximately ±290 m² and spectacular views over all Brussels. Spread over three levels, it consists on the main level of a spacious living room with library and gas fireplace, a double-height ceiling offering a remarkable perspective on Avenue Louise, an elegant fully equipped marble American kitchen, and a dining room; on the upper floor, a versatile space that can serve as a guest lounge or office with a kitchenette and access to two large terraces; on the night side, the master bedroom has terrace access, a dressing room, and an en suite shower room, while two other bedrooms share a full bathroom. The apartment also features high-end finishes, a secure elevator with direct access, a reinforced door, two parking spaces included, a cellar, electric curtains, air conditioning, underfloor heating, and a home automation system. Located in one of the most prestigious and sought-after neighborhoods in Brussels, close to high-end shops, renowned restaurants, green spaces, and transportation, this rare property offers a lifestyle combining luxury, comfort, and accessibility in the heart of the capital. To visit without delay

Victoire Junot

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Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 5.900	Living surface	290 m²
Heating	Gas	Bedrooms	3
Bathrooms	1	Floor	10 / 3
Available	Free	Construction year	2010
State	Excellent condition	Bedroom	3
Parking	2	Water softener	
Air-conditioning		Fireplace	
Internet		Window shade	
Electric awnings		Connected thermostat	
Triple glazing		Electric shutters	
Car port		Outdoor lighting	
Disabled access		Fire alarm system	
Lift		Optical fiber	
Bike storage room		Alarm system	
Safe		Digicode	
Intercom		Security door	
Security service		Video security	
Videophone		Freezer	
Oven		Microwave oven	
Dishwasher		Hob	
Refrigerator		Television	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Golf		Hospital/clinic	
Doctor		Metro	
Park		Public parking	

Public pool	On main road
Sport center	Supermarket
Taxi	Tennis
Tram	University
Possibility of connecting : Water / Gas / Electricity	PEB 106 kW/m²
	PEB category C

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Zone d'habitat (résidentiel, urbain ou rural)	Pre-emption right Not announced
Subdivision permit Not announced	Flood prone area Non-flood zone

FINANCIAL

Price € 5.900	Expenses 700 €
Syndicate fees 849 €	

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