SELL SERVICE
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+32 (0)2 375 10 10



€ 895.000 | IXELLES | REF. VLEURGAT 95-3D

| LIVING SURFACE | BEDROOMS | TERRACE SURFACE |
|---|---|---|
| 193 m² | 3 | 26.48 m² |

# Ixelles - Ponds - Louise: Triplex 3 bedrooms

**DE VLEURGAT 93 CHAUSSÉE/3D, 1050 Ixelles**

Victoire Junot presents, in the highly sought-after Vleurgat neighborhood, this superb first-occupancy triplex of approximately 190 m², resulting from a complete and high-end renovation of two elegant mansion houses. Entirely redesigned and renovated with high-quality materials, the property charms with its generous volumes, brightness and particularly pleasant layout over multiple levels. On the second floor, the living area is built around a remarkable reception space with a high ceiling, a new light parquet floor, and very nice brightness. The open kitchen, fully equipped and finished with high-end materials, integrates harmoniously into this space and gives access to a pleasant terrace, ideal for enjoying fine days. The third floor is dedicated to the sleeping area and hosts two beautiful master bedrooms, each benefiting from generous volumes and a layout designed for comfort and privacy. The top floor reveals an atypical and charming space, offering great flexibility in layout. Depending on wishes and needs, it can easily host a guest bedroom, an office, a small fitness room, a leisure space or a delightful relaxation area. A true additional level that gives the triplex an original yet functional dimension. Great care has been taken both with the aesthetics and technical performance: high-performance double glazing, dual-flow ventilation system, high-efficiency condensing gas boiler, water softener, rainwater harvesting tank, and compliant electrical installation. Energy Performance Certificate (EPC) C. A rare property, elegantly combining the architectural charm of a mansion with the comfort of contemporary renovation, ideally located close to the shops of Avenue Louise, Flagey Square and its many restaurants, sports infrastructure, Ixelles Ponds, and Bois de la Cambre.

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Ixelles |
| Price | € 895.000 | Living surface | 193 m² |
| Terrace surface | 26.48 m² | Bedrooms | 3 |
| Floor | 2 / 3 | Available | Free |
| Construction year | 1900 | Renovation year | 2026 |
| State | New | Facades | 2 |
| Bedroom | 17 m² | Bedroom | 12 m² |
| Bedroom | 9 m² | Terrace | 26.48 m² |
| Double glazing | | Double flow ventilation | |
| Aluminum window | | Videophone | |
| Bus | | Town centre | |
| Primary school | | Train station | |
| Movies | | Shops | |
| Nursery | | Secondary school | |
| Day care | | Golf | |
| Hospital/clinic | | Doctor | |
| Metro | | Park | |
| Public parking | | Sport center | |
| Taxi | | Tram | |
| University | | Possibility of connecting : Water / Gas / Electricity | |

## MANDATORY INFO

Building permit
License issued

Summons and recovery claim
No judicial remedial measure or administrative measure imposed

Urban destination
Zone d'habitat (résidentiel, urbain ou rural)

Pre-emption right
Pre-emption right spatial planning available

Subdivision permit
Subdivision permit

Flood prone area
Not announced

## FINANCIAL

Price
€ 895.000

Syndicate fees
100 €

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