info@victoire.be
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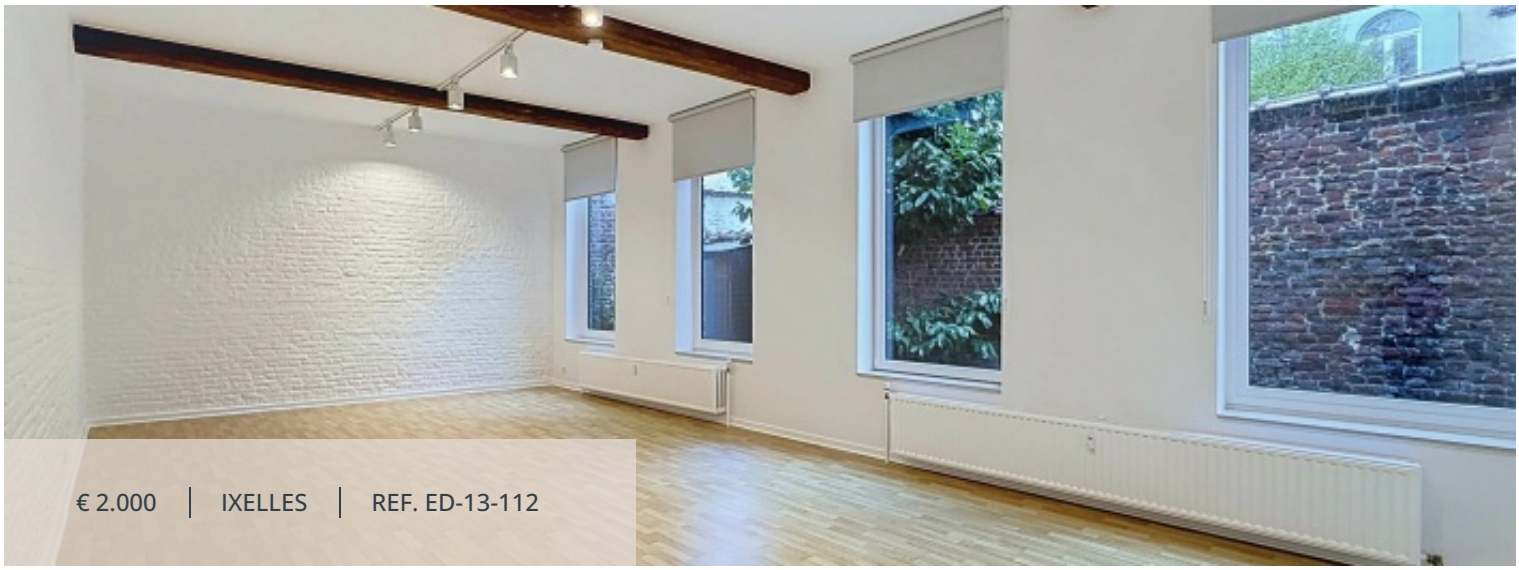

€ 2.000 | IXELLES | REF. ED-13-112

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

House 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 offers you, just steps from Fernand Cocq square, access to a private courtyard, an entirely renovated former beguinage. The house opens onto an entrance hall with a cloakroom, a separate WC, and a laundry room. You will be charmed 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. Upstairs, a second 43 m² room offers just as much potential. It can accommodate a large bedroom or be converted into a studio, especially if the main activity is conducted on the ground floor. A fully equipped kitchen and a shower room with WC complete this floor. Finally, a pleasant private terrace of 21 m² will allow you to fully enjoy the beautiful days. Energy Performance Certificate E. Immediately available. Charges of €160 for common areas, water, and gas. Possibility to rent a parking space for €120. Rental possible for companies. This location is ideal as you will have the calm character of a back courtyard house while being in the heart of a dynamic neighborhood. It offers quick access to transport, shops, schools, gyms... Additional information: wall and roof insulation were recently done. The EPC E rating is due to the attic rooms upstairs but previous years' consumption was around 13,000 kWh, equivalent to an EPC C. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

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Characteristics

GENERAL

Type	House	City	Ixelles
Price	€ 2.000	Living surface	112 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

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 €

Victoire Junot

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