SELL SERVICE
info@victoire.be
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€ 449.000 | IXELLES | REF. WOSM-37-106-RENEW

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
106 m²	2	2	10 m²

Boondael Neighborhood Bright apartment 2 bed/2 bath

D'ITALIE 37 AVENUE/5/5, 1050 Ixelles

Ixelles – Boondael district: Victoire Junot presents this bright 2-bedroom apartment offering ± 110 m², located on the 5th floor of a building constructed in 1978. Renovated in 2013 and 2021, the apartment features bright reception rooms with parquet flooring and access to a 10 m² south-facing terrace, a fully equipped kitchen, 2 bedrooms, built-in cupboards, a bathroom and a shower room with walk-in shower. Condensing gas boiler installed in 2022. Cellar. 1 mandatory parking space at €25,000, with the possibility of purchasing a second parking space. EPC D.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 449.000	Living surface	106 m²
Terrace surface	10 m²	Heating	Gas
Bedrooms	2	Bathrooms	1
Shower rooms	1	Floor	5 / 6
Construction year	1978	Renovation year	2013
State	Good condition	Facades	2
Bedroom	13 m²	Bedroom	11.5 m²
Lavatory	2	Living room/dining area	34 m²
Terrace	10 m²	Double glazing	
Sliding windows		Lift	
Concierge		Bike storage room	
Intercom		Shops	
Supermarket		Tennis	
University		Bus	
Nursery		Primary school	
Secondary school		Day care	
Golf		Doctor	
Park		Tram	
Possibility of connecting : Water / Gas / Electricity		PEB	160 kW/m²
		PEB category	D
EPC code	20220925-0000621450-014		

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 Not announced

FINANCIAL

Price
€ 449.000

Syndicate fees
500 €

Land registry reference
section D n° 143 X €

Reference lot
type B €

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