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



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
141 m²	2	2	12 m²

Bois de la Cambre – Elegant apartment - Exceptional view

1050 Ixelles

Ideally located in 1050 Brussels, facing Bois de la Cambre, Victoire Junot exclusively offers you this bright 141 m² apartment nestled on the 7th floor and benefiting from an unobstructed view. It consists of a large entrance hall, bright reception rooms opening onto a pleasantly southwest-facing terrace, as well as an equipped kitchen. The sleeping area includes two bedrooms, an office, a bathroom, and a shower room. A cellar and a parking space, included in the sale price, complete the whole. This property features a beautiful ceiling height of nearly 3 meters, double-glazed windows (2013), electric shutters on the front facade, as well as a recent collective gas condensing heating system (2022) with cogeneration system. It shows a cadastral income of €3,874 and an excellent EPC C+.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 790.000	Living surface	141 m²
Terrace surface	12 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	7 / 10	Construction year	1966
Renovation year	2013	State	Excellent condition
Facades	2	Bedroom	20 m²
Bedroom	13 m²	Bathroom	2
Office	10 m²	Entrance	18 m²
Lavatory	2	Terrace	12 m²
Double reception room	40 m²	Equipped kitchen	12 m²
Double glazing		Aluminum window	
Internet		Electric shutters	
Disabled access		Lift	
Optical fiber		Security door	
Videophone		Airport	
Bus		Town centre	
Shops		Train station	
Golf		Park	
Supermarket		Tram	
University		Possibility of connecting : Water / Gas / Electricity	
PEB	111 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
Not announced

FINANCIAL

Price
€ 790.000

Syndicate fees
330 €

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