



€ 385.000 | ELSENE | REF. 6508269



TERRACE SURFACE

 6 m²


LIVING SURFACE

 80 m²


BEDROOMS

2



BATHROOMS

2

Ixelles : Bright 2-bedroom apartment with terrace

 **1050 Elsene**

IN OPTION !!!

Ixelles : In a contemporary building, a bright and furnished apartment located on the 2nd floor ($\pm 80 \text{ m}^2$), nestled within an inner courtyard. The property features: An entrance hall


Guest WC Living room with parquet flooring and access to a terrace offering a green and open view A fully equipped open-plan kitchen An adjoining laundry room One bedroom with an en-suite bathroom and WC A second bedroom with an en-suite shower room A separate WC and built-in closet Currently rented (1-year lease). Prime location: Immediate proximity to Place du Luxembourg, the train station, Parc Léopold, shops, bars, restaurants, metro, and bus services. Energy performance certificate (EPC): D

Characteristics

GENERAL

Type	flat	City	Elsene
Price	€ 385.000	Living surface	80 m ²
Terrace surface	6 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Floor	2	Floors	7
Furnished	✓	Available	mits inachtneming huurders
State	very good state	Construction year	2006
Toilets	2	Kitchen (type)	US hyper equipped
Heating (type)	individual	Laundry room	✓
Neighborhood	Free sight	Heating	electrical accumulators
Elevator	✓	Neighborhood	quiet
PEB	209 kW/m ²	Double glass	✓
EPC code	20241121-TEST	PEB category	D

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 located in flood area

FINANCIAL

Property tax	1653 €	Tenant charges	180 €
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