




**Flat for sale**

Avenue Jeanne 24 1050 Ixelles

**€ 365.000**

 2  1  83 m<sup>2</sup>



# Description

SOLD - ULB/Bois de la Cambre - Within walking distance of the Bois de la Cambre, beautiful and bright apartment located in a small building with lift, ideally located close to all facilities. The apartment consists of an entrance hall with vestiaire and guest toilet, a spacious living room of approximately 30m<sup>2</sup> with an open kitchen, two bedrooms (approximately 13m<sup>2</sup> and 9m<sup>2</sup>) with lovely open views of gardens, a bathroom (vanity unit, bathtub, washing machine connection), a storage room, and a cellar in the basement. Located in a lively and appreciated area, close to public transport, shops, and green spaces. Features include double glazing and compliant electrical installation. Monthly common charges (including heating and water): €355. A must-see

## Details

### General information

Construction year  
**1950**

State  
**Good state**

Type of construction  
**Attached**

Floor  
**3**

Floors  
**4**

### Layout

Living room  
**30 m<sup>2</sup>**

Kitchen  
**Yes (US fully fitted)**

Bedroom 1  
**13 m<sup>2</sup>**

Bedroom 2  
**9 m<sup>2</sup>**

Bathroom  
**shower in bath**

Toilets  
**1**

Cellar  
**Yes**

### In the proximity

Environment  
**Central**

Shops nearby  
**Yes**

School nearby  
**Yes**

**5.000 m**

### Dimensions

Habitable surface  
**83 m<sup>2</sup>**

Surface main building  
**85 m<sup>2</sup>**

Front width  
**6 m**

### Comfort

Handicap friendly  
**No**

Parlophone  
**Yes**

Elevator  
**Yes**

Pool  
**No**

### Energy

EPC  
**234 kWh/m<sup>2</sup>**

CO2 emission  
**46kg CO2/m<sup>2</sup>**

Electricity certificate  
**Yes, not conform**

Heating type  
**Gas**

Heating  
**Collective**

### Financial

Price  
**€ 365.000**

Land registry income  
**€ 1.197**

Costs  
**€ 355 monthly**

Land tax  
**€ 1.265**

VAT applied  
**No**

Reference  
**Jeanne 24**

Available  
**At the contract**  
**01 October 2026**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Yes**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**