



## SHELL APARTMENT WITH BALCONY TO BE CONVERTED INTO 3 BEDROOMS

Rue Emile Banning 66 1, 1050 Ixelles

<b>Reference</b>	7182182
<b>Price</b>	€ 249.000
<b>Ground surface</b>	125m <sup>2</sup>
<b>Living surface</b>	82m <sup>2</sup>
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1

## Description

Ideally located in a prime AAA neighborhood, between Boulevard Général Jacques and the Ixelles Cemetery, just steps from the Université Libre de Bruxelles, discover this CASCO apartment ready to be renovated to your taste, with the potential for three bedrooms (see plans).

Situated on the first floor of a small, charge-free condominium, the property currently consists of three spacious adjoining rooms, a front-facing balcony, and an additional adjacent room.

This property, full of potential, offers numerous layout possibilities to create a comfortable and personalized living space.

Perfect for an investment or a high-quality residential project.

A must-see!

## Essential info

<b>Reference</b>	7182182
<b>Type</b>	Flat
<b>Ground surface</b>	125m <sup>2</sup>
<b>Living surface</b>	82m <sup>2</sup>
<b>Year of construction</b>	1931
<b>Availability</b>	Immediately

## Required info

<b>EPC Value</b>	291
<b>EPC Label</b>	F
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	No
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

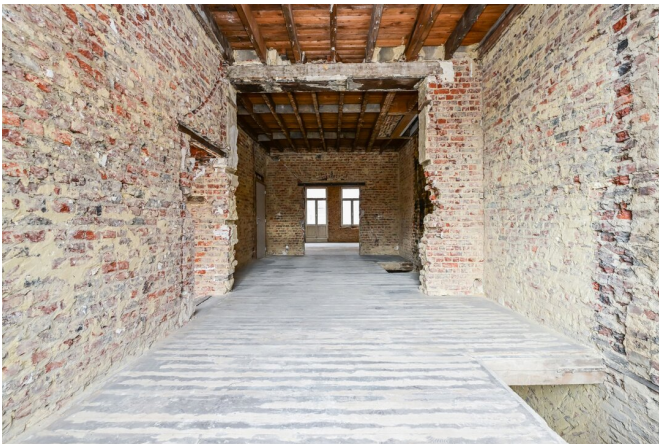
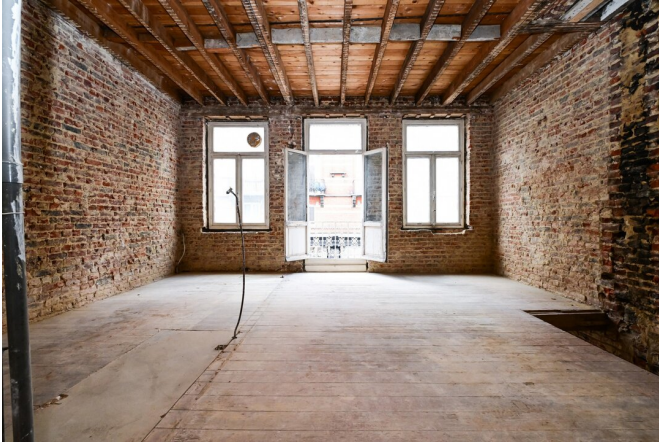
## Layout

<b>Toilets</b>	1
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