



## Ixelles Cemetery: groundfloor with spacious garden!

Rue de l'Eté 192, 1050 Ixelles

# FIERCE

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|                        |                   |
|------------------------|-------------------|
| <b>Reference</b>       | 7208845           |
| <b>Price</b>           | € 599.000         |
| <b>Ground surface</b>  | 299m <sup>2</sup> |
| <b>Living surface</b>  | 109m <sup>2</sup> |
| <b>Terrace surface</b> | 28m <sup>2</sup>  |
| <b>Bedrooms</b>        | 2                 |
| <b>Bathrooms</b>       | 2                 |

## Description

IXELLES - In the highly sought-after neighbourhood of Ixelles Cemetery, close to many amenities (shops, restaurants, train/tram/bus, ULB/VUB, CHIREC), FIERCE IMMO is presenting the 'SUMMER 192' project: 7 NEW APARTMENTS (from studio to 3 bedrooms).

In addition to its strategic location, this project will charm you with its contemporary architecture and brightness. Every detail has been carefully selected by the real estate developer to ensure the project's long-term sustainability, complying with the latest environmental standards (PEB A) and offering everyday comfort. You will also have the opportunity to customise your flat according to your wishes (tiles, parquet flooring, fully equipped kitchen, etc.).

Large common area for bicycles. Cellar and parking available at an additional cost. Subject to VAT (6% possible under certain conditions).

Contact us now for a personalised presentation of the project on 02 / 420 65 01.

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## Essential info

|                             |                   |
|-----------------------------|-------------------|
| <b>Reference</b>            | 7208845           |
| <b>Type</b>                 | Flat              |
| <b>Ground surface</b>       | 299m <sup>2</sup> |
| <b>Living surface</b>       | 109m <sup>2</sup> |
| <b>Terrace surface</b>      | 28m <sup>2</sup>  |
| <b>Garden surface</b>       | 93m <sup>2</sup>  |
| <b>Year of construction</b> | 2027              |
| <b>Availability</b>         | At delivery       |
| <b>Elevator available</b>   | Yes               |

## Required info

|                                   |                           |
|-----------------------------------|---------------------------|
| <b>EPC Value</b>                  | 37                        |
| <b>EPC Label</b>                  | A                         |
| <b>Urban planning destination</b> | Unknown                   |
| <b>Urban planning permit</b>      | Yes                       |
| <b>Subdivision permit</b>         | Unknown                   |
| <b>Summons</b>                    | No                        |
| <b>Court decision</b>             | Unknown                   |
| <b>Right to sell</b>              | No                        |
| <b>O-Level</b>                    | Not located in flood area |

## Layout

**Toilets** 1

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## Interested in this estate?

Contact us for more information



### Michaël Baert

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