



STUDIO TO RENOVATE – PRIME LOCATION – EXCELLENT INVESTMENT!

Rue Emile Banning 66 4, 1050 Ixelles

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Reference	7182182
Price	€ 149.000
Ground surface	125m ²
Living surface	40m ²
Bathrooms	1

Description

Ideally located in a **AAA neighborhood**, between **Boulevard Général Jacques** and **Ixelles Cemetery**, just steps away from the **Université Libre de Bruxelles**, discover this spacious studio, ideal for investment. Located on the **fourth and top floor** of a small condominium **with no charges**, the property consists of a large living area to be arranged according to your wishes, a kitchen corner to renovate, and a bathroom with toilet, sink, and shower.

Thanks to the **high ceilings**, it is possible to create a **mezzanine**, adding charm and character to the apartment with its **exposed beams**.

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

Reference	7182182
Type	Flat
Ground surface	125m ²
Living surface	40m ²
Year of construction	1931
Availability	Immediately

Required info

EPC Value	2510
EPC Label	G
Urban planning destination	Unknown
Urban planning permit	No
Subdivision permit	No
Summons	No
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets 1

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Interested in this estate?

Contact us for more information



Florent Gossart

Founder | Sales | Rent - IPI 513.507

- T. +32 499 08 92 77
- E. info@fierceimmo.com

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