



# STUDIO TO RENOVATE – PRIME LOCATION – EXCELLENT INVESTMENT!

Rue Emile Banning 66 4, 1050 Ixelles



Reference7182182Price€ 149.000Ground surface125m²Living surface40m²

## Description

**Bathrooms** 

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.

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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

Reference7182182TypeFlatGround surface125m²Living surface40m²Year of construction1931AvailabilityImmediately

## Required info

EPC Value 2510

EPC Label G

Urban planning destination Unknown

Urban planning permit No

Subdivision permit No

Summons No

Court decisionUnknownRight to sellUnknown

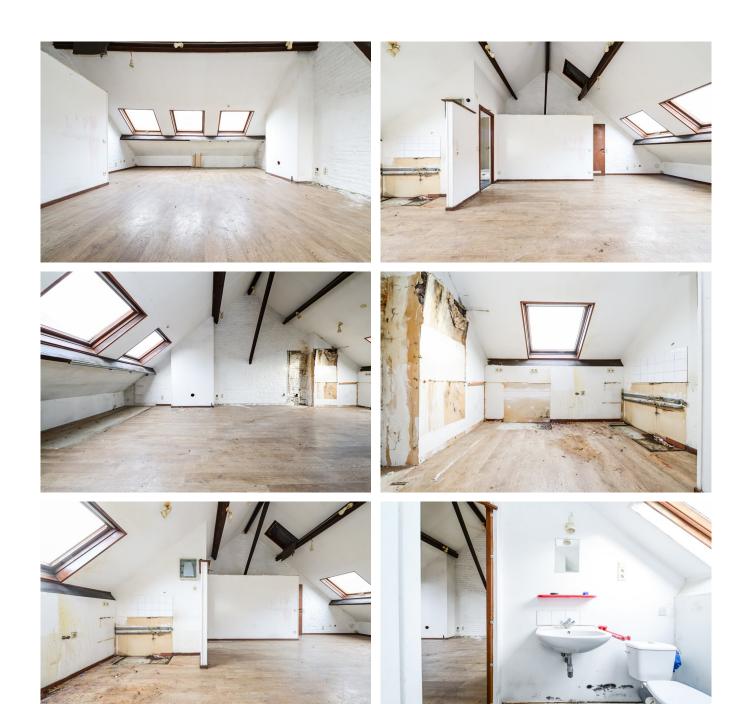
**O-Level** Not located in flood

area

### Layout

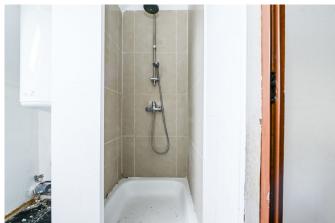
Toilets 1

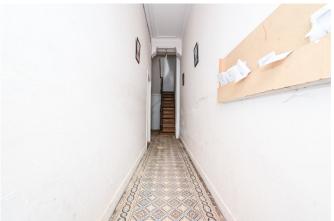
















## Interested in this estate?

Contact us for more information



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