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VLEURGAT – SPACIOUS TRIPLEX WITH GARDEN

Chaussée de Vleurgat 25, 1050 Ixelles

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Reference	7935883
Price	€ 575.000
Ground surface	294m^2
Living surface	272m^2
Terrace surface	15m^2
Bedrooms	5
Bathrooms	3

Description

Just steps away from Place Flagey and the Ixelles Ponds, **Fierce Immo invites you to discover this stunning 272 m² (gross floor area) triplex, featuring five bedrooms, three bathrooms, a terrace and a spacious private garden!**
Occupying the upper floors of a charming character building within a small co-ownership with no communal charges, this exceptional property offers generous living spaces and is laid out as follows:
On the first floor: an entrance hall, a spacious living area comprising a lounge and dining room, a large kitchen, a veranda providing access to a delightful 121 m² private garden, peacefully situated within the inner courtyard, as well as one bedroom and a bathroom.
On the second floor: three bedrooms, a shower room and a beautifully bright additional lounge with direct access to a 15 m² terrace.
On the top floor: a lovely master suite featuring a spacious bedroom and its own private bathroom.
Ideally located in one of Ixelles' most sought-after neighbourhoods, within walking distance of shops, restaurants, public transport and green spaces, this triplex stands out for its generous proportions, abundant natural light and exceptional outdoor areas.
A RARE OPPORTUNITY IN FLAGEY – A MUST-SEE!

Essential info

Reference	7935883
Type	Flat
Ground surface	294m^2
Living surface	272m^2
Terrace surface	15m^2
Garden surface	121m^2
Year of construction	1905
Year of renovation	2015
Availability	At the contract

Required info

EPC Value	300
EPC Label	F
EPC Code	20251114-0000734113-01-5
Urban planning destination	Unknown
Urban planning permit	Unknown
Subdivision permit	Unknown
Summons	Unknown
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets	2

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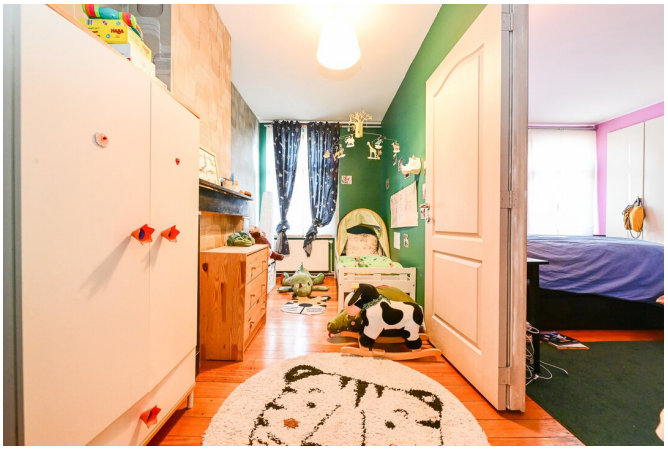
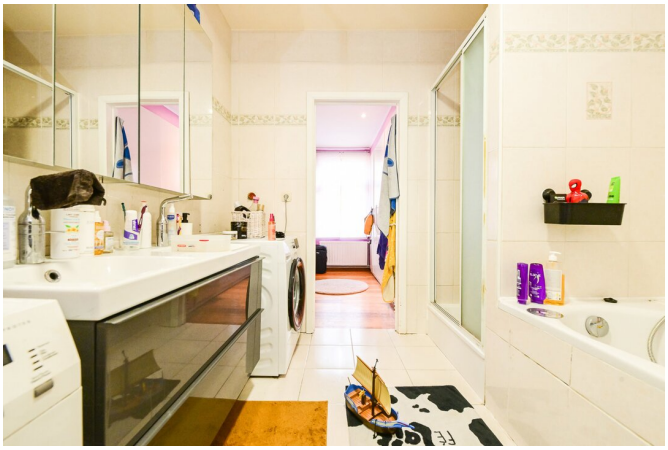


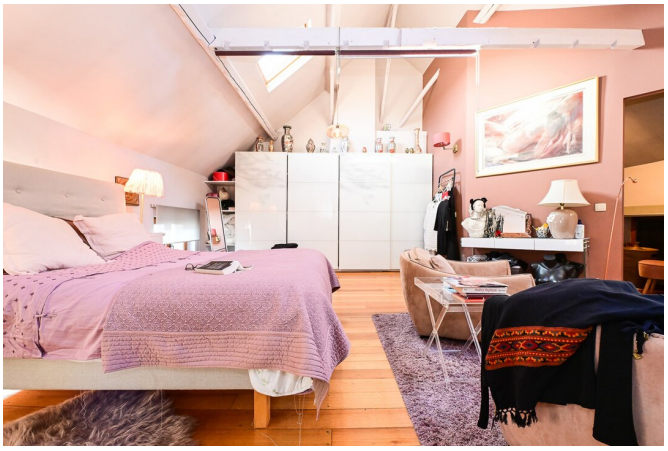


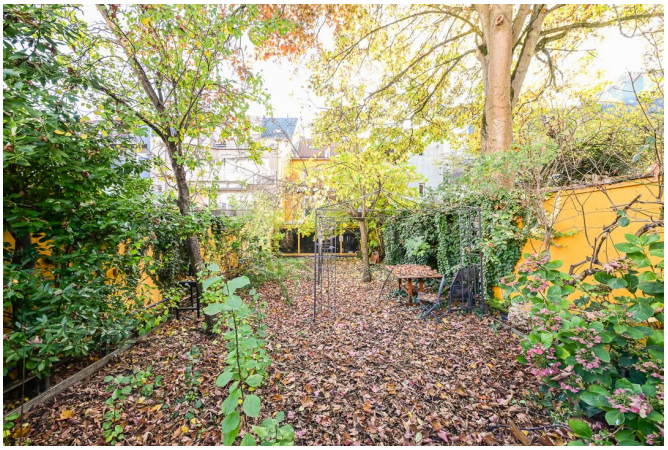









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