



**APARTMENT FOR SALE
IXELLES**

Private garden for a perfectly located address



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Rue de Hennin, 51
1050 Ixelles

PRICES

350.000 €



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This apartment enjoys a privileged and strategic location in Ixelles, in a small street with limited traffic, offering a calm and pleasant setting. The address is particularly sought-after, ideally positioned between Place Flagey and Avenue Louise. Located on the first floor of a small condominium, the apartment stands out for its natural light and the overall quality of its finishes. All spaces are in excellent condition, with a balanced layout and a refined atmosphere, ready to be occupied without any work required. The terrace and private garden extend naturally from the apartment. This outdoor space, rare in Ixelles, forms a true extension of the living area and adds a valuable dimension, without ever detracting from the qualities of the interior. The building is exceptionally well maintained, as evidenced by the work already carried out. ...



eau office

Clos des Chêneaux 18A 1390
Grez-Doiceau
+32 10 816 800

office

Avenue Reine Astrid 92 bte 2
1310 La Hulpe
+32 2 216 88 00

<https://www.propriete-privee.be> - info@propriete-privee.be



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A recent boiler system, a compliant lift, a renovated roof, and external insulation soon to be completed and already fully funded. A reassuring whole, reflecting attentive and forward-looking management. A cellar completes the property. A well-rounded apartment combining location, interior quality and a rare outdoor space, in one of the most sought-after areas of Ixelles.



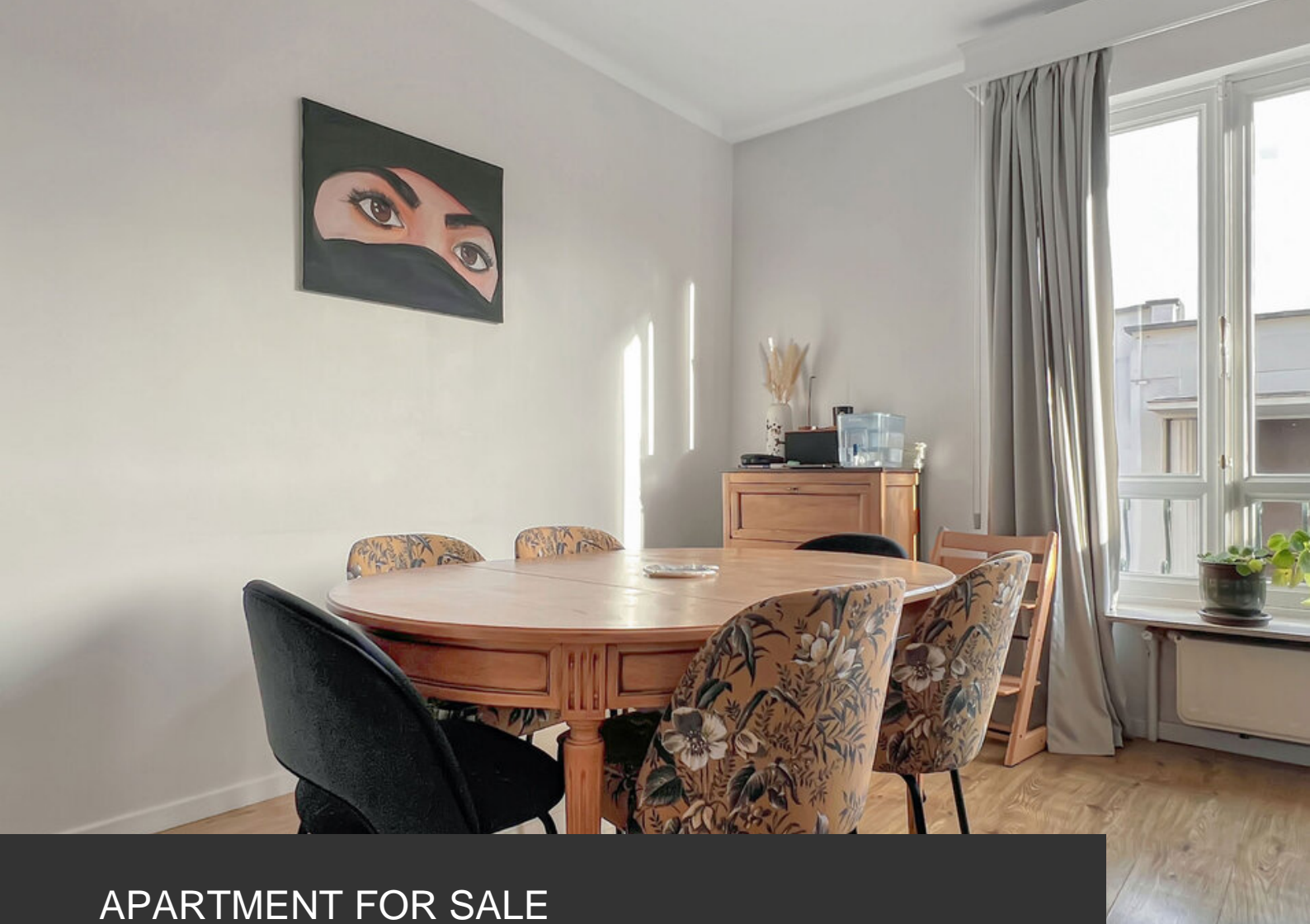
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Living space	55 m ²
Year of construction	1954
Year of renovation	2020
Floors	1
Lift (elevator)	yes
Terrace	yes
Garden	1,00
Number of bedrooms	1
Surface area bedroom 1	13 m ²
Number of bathrooms	1
Number of toilets	1



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Cellars	yes
Net cadastral income	795 €
EPB	
EPB - Unique code	20260121-0000741190-01-8
EPB - E Spec	287 kWh/m ² .an
EPB - E total	18.085 kWh/an
Availability	1



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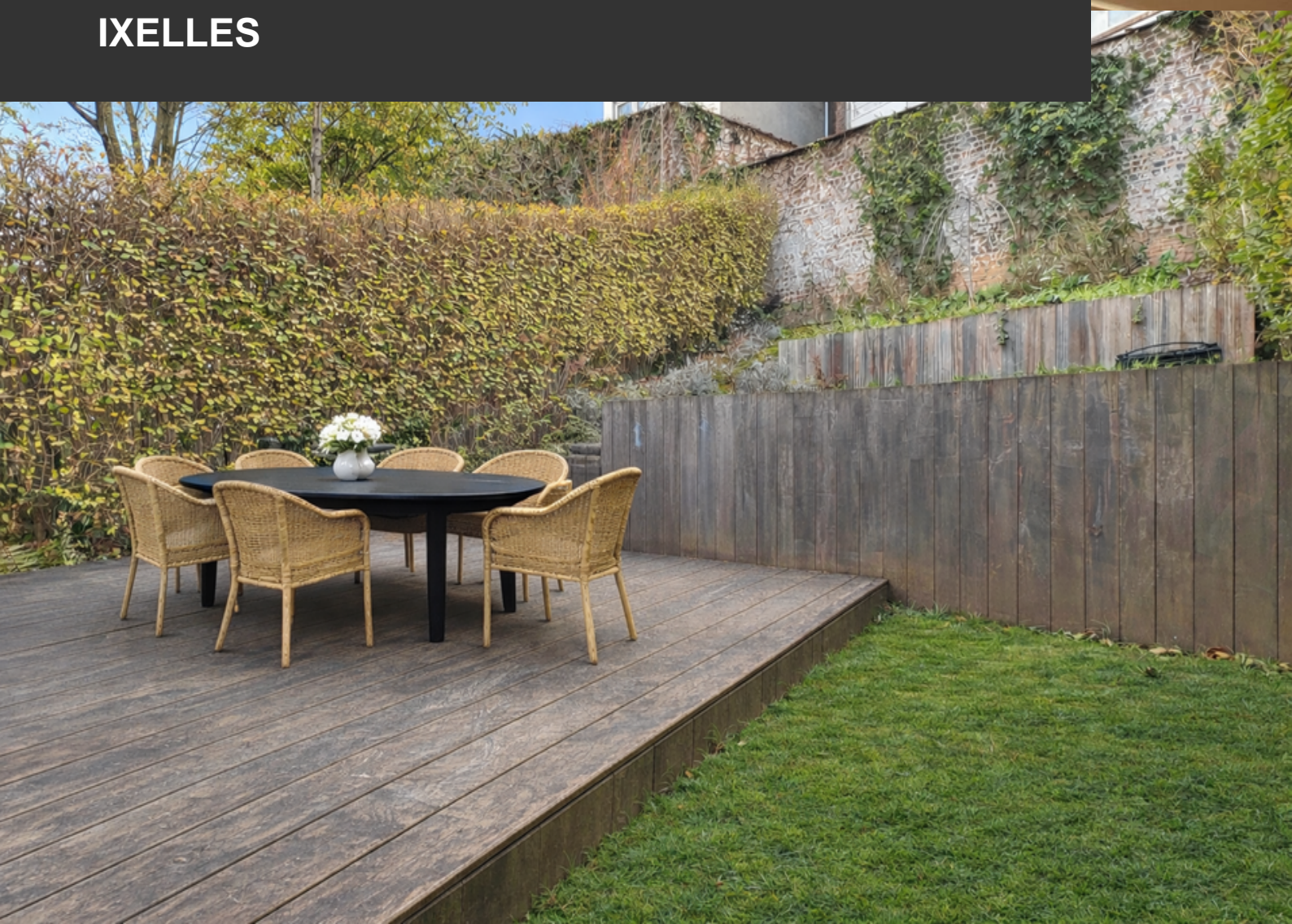


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