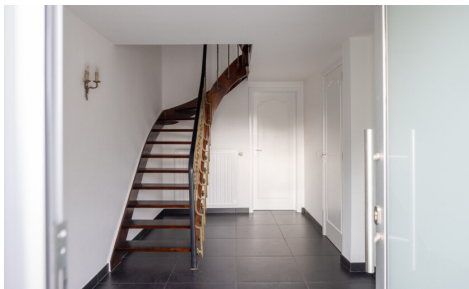


## FOR RENT - BEL-ETAGE

Rue Marie Collart 71, 1620 Drogenbos

€ 1.990

Ref. 7290519



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 1  
Availability: immediately

Surf. Living: 160m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 211kwh/m<sup>2</sup>/j

## DESCRIPTION

Located in the heart of Drogenbos, this charming semi-detached house immediately conveys a true feeling of home. With a living area of 160 m<sup>2</sup>, it offers all the space required for comfortable and enjoyable living.

Upon entering, you are welcomed into a bright living area that flows seamlessly onto the terrace and the beautifully landscaped garden. This outdoor space is a real asset for those who enjoy spending time surrounded by greenery and who take pleasure in caring for a garden that invites relaxation and long summer evenings. The fully equipped kitchen fits perfectly into this setting and encourages warm, convivial culinary moments.

Upstairs, the property offers three spacious bedrooms, complemented by a study ideal for home working or creative pursuits.

The house features a bathroom as well as a separate shower room, ensuring everyday comfort for all occupants.

In addition, a practical attic and a cellar provide ample storage space. Parking is effortless thanks to a garage and two additional outdoor parking spaces.

This property combines space, light and functionality with a warm and welcoming atmosphere, in a quiet location close to Brussels. It will particularly appeal to residents who value not only comfortable living, but also take genuine pleasure in maintaining and nurturing their green outdoor space.

Schedule a visit today and discover whether this home matches your lifestyle.

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## FINANCIAL

Price: € 1.990,00 per month

Available: Immediately

Rental guarantee: 3 months

## BUILDING

Habitable surface: 160,00 m<sup>2</sup>

Fronts: 2

State: Good state

Orientation facade: South-east

## COMFORT

Furnished: No

## ENERGY

EPC score: 211

EPC code: 20251126-0003743641-RES-1

EPC class: C

Double glazing: Yes

Heating type: Condensation

Heating: Individual

## LOCATION

Environment: Residential area, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Garden: Yes

## LAYOUT

Living room: 27,00 m<sup>2</sup>

Dining room: 20,00 m<sup>2</sup>

Kitchen: 14,00 m<sup>2</sup>, fully fitted

Bureau: 7,00 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 14,00 m<sup>2</sup>

Bedroom 3: 21,00 m<sup>2</sup>

Bathroom type: Bath

Shower rooms: 1

Toilets: 3

Laundry: Yes

Cellar: Yes

Attic: Yes

## **TECHNICS**

Electricity: Yes

Gas: Yes

Water: Yes

## **PARKING**

Garage: 1

Parkings outside: 2