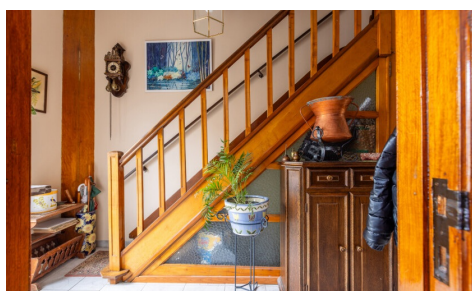


## FOR SALE - BEL-ETAGE

Rue Longue 282, 1620 Drogenbos

€ 435.000

Ref. 7334033



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 145m<sup>2</sup>

Surf. Plot: 197m<sup>2</sup>

Surf. terrace: 7m<sup>2</sup>

PEB/EPB: 360kwh/m<sup>2</sup>/j

## DESCRIPTION

In Drogenbos, you'll discover this welcoming 1957 home, full of character and potential. With a living area of 145 m<sup>2</sup> (according to the EPC), the property offers more space than you might expect. It currently features two full-size bedrooms, a study/dressing room, and an attic that can easily be converted into two additional bedrooms, perfect for a growing family, guest rooms or a hobby space.

The shower room was recently renovated, giving it a fresh and modern look. The house is also fully cellared, providing plenty of extra storage space.

Outside, you can enjoy both a garden and a terrace, ideal for making the most of outdoor living throughout the year. A garage and parking space add extra comfort.

With an EPC label D, you can live comfortably here without any renovation obligation.

The location is practical and well connected: shops, public transport and the Brussels Ring are all close by, ideal for those who want easy access to the city and all nearby amenities.

Interested to find out if this could be your new home? Feel free to contact us, we'll be happy to arrange a personal visit.

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## FINANCIAL

Price: € 435.000,00

Available: At the contract

Land registry income: € 899,00

## BUILDING

Habitable surface: 145,00 m<sup>2</sup>

Fronts: 2

Construction year: 1957

State: To be refreshed

Number of floors: 2

Type roof: Saddle roof

Orientation rear: South-west

Orientation facade: North-east

## COMFORT

Furnished: No

Alarm: Yes

Blinds: Yes

## ENERGY

EPC score: 360

EPC code: 20251227-0003766597-RES-1

EPC class: D

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 197,00 m<sup>2</sup>

Garden: Yes (65,00 m<sup>2</sup>)

## LAYOUT

Living room: 14,75 m<sup>2</sup>

Dining room: 14,75 m<sup>2</sup>

Kitchen: 9,00 m<sup>2</sup>, semi fitted

Bedroom 1: 14,50 m<sup>2</sup>

Bedroom 2: 9,00 m<sup>2</sup>

Bedroom 3: 14,50 m<sup>2</sup>

Bathroom type: Shower

Toilets: 2

Terrace: 6,50 m<sup>2</sup>

Cellar: Yes

Attic: 41,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
05/01/2026

Intimation: No legal correction or administrative  
measure imposed

G-score:  D

P-score:  D

Water-sensitive open space area: No

## PARKING

Garage: 1

Parkings outside: 1