

## FOR SALE - EXCEPTIONAL APARTMENT

€ 475.000

Brouwerijstraat 17 B1.2, 1653 Dworp

Ref. 6545987



Number of bedrooms: 4  
Number of bathrooms: 2

Surf. Living: 181m<sup>2</sup>

PEB/EPB: 153kwh/m<sup>2</sup>/j

## DESCRIPTION

Are you dreaming of a spacious and bright home, located in a peaceful area without compromising accessibility? This characterful apartment, housed in a beautifully renovated brewery (2006), offers the best of both worlds.

Here, you can enjoy tranquility and greenery, while still being within walking distance of the picturesque center of Dworp, with its cozy restaurants, shops, schools, and public transport. Additionally, the connection to the Brussels ring road is excellent.

With three bedrooms and an extra multipurpose space of 25 m<sup>2</sup>, perfect as a guest room, hobby area, or home office (with a separate entrance!), this apartment is ideal for families, remote workers, or those who simply need extra space.

The bright living area with its authentic wooden floor exudes warmth and coziness. The open, fully equipped kitchen and the adjoining storage room ensure maximum comfort. Thanks to the EPC B label, this home is also energy-efficient.

And the cherry on top? A cozy 21 m<sup>2</sup> garden and a lovely terrace, perfect for enjoying a morning coffee or an evening aperitif. A reserved parking space completes this move-in-ready apartment.

Can you already picture yourself living here? Don't miss this opportunity and schedule your visit today!

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## FINANCIAL

Price: € 475.000,00

Available date: 01 September 2025

Land registry income: € 1.373,00

## BUILDING

Habitable surface: 181,00 m<sup>2</sup>

Fronts: 2

Renovation: 2006

State: Very good state

Floor: 1

Number of floors: 3

## COMFORT

Furnished: No

Videophone: Yes

Elevator: Yes

## ENERGY

EPC score: 153

EPC code: 0003519316

EPC class: B

Double glazing: Yes

Electricity certificate: Yes, conform

## TERRAIN

Garden: Yes

## LAYOUT

Living room: 58,00 m<sup>2</sup>

Kitchen: 12,00 m<sup>2</sup>, hyper equipped

Bureau: 25,00 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

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

Bedroom 3: 8,50 m<sup>2</sup>

Bathroom 1: 6,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

## 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:

31/01/2025

Intimation: Not disclosed

G-score:  D

P-score:  D

Water-sensitive open space area: No

## PARKING

Parkings outside: 1