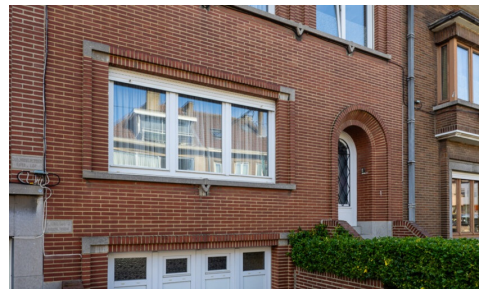
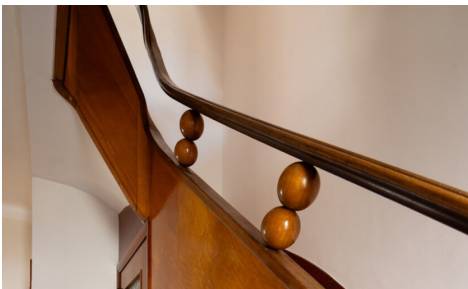


## FOR SALE - FAMILY HOUSE

Rue de l'Eglise 65, 1620 Drogenbos

€ 495.000

Ref. 6761414



Number of bedrooms: 4

Number of bathrooms: 2

Availability: at the contract

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

Surf. Plot: 375m<sup>2</sup>

PEB/EPB: 377kwh/m<sup>2</sup>/j

## DESCRIPTION

Sometimes, you walk into a house and instantly feel it: this is where a new story begins. This spacious 181 m<sup>2</sup> family home is the ideal place for young families looking for a cosy and comfortable space where everyone has room to grow.

With four full-size bedrooms, two bathrooms, a garage, a large cellar, and a beautiful 286 m<sup>2</sup> garden, this house offers everything you need to live, laugh and make memories – inside and out.

Perfectly located near the centre of Drogenbos, just a stone's throw from Uccle, Linkebeek and Brussels, you'll enjoy a peaceful neighbourhood with excellent connections. Schools, shops, public transport (tram and bus), and the Brussels ring road are all within easy reach.

From the entrance hall, you immediately feel the warmth of the home. You walk into a spacious and welcoming living area, with an adjacent kitchen, a light-filled veranda, and a conveniently placed guest toilet on the ground floor.

The first floor features two large bedrooms, a third room perfect as a dressing or home office, a second toilet, and a bathroom. The top floor adds two more charming bedrooms, a third toilet, and a separate shower room – ideal for larger families or guests.

With an EPC label D, there is no renovation obligation.

A home full of space, peace and potential – completely ready for your family's future.

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## FINANCIAL

Price: € 495.000,00

Available: At the contract

Land registry income: € 1.194,00

## BUILDING

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

Fronts: 2

Construction year: 1955

Renovation: 2014

State: Good state

Orientation rear: East

Orientation facade: West

## COMFORT

Furnished: No

## ENERGY

EPC score: 377

EPC code: 0003579035

EPC class: D

Double glazing: Yes

Electricity certificate: Yes, not conform

## TERRAIN

Ground area: 375,00 m<sup>2</sup>

Garden: Yes (286,00 m<sup>2</sup>)

## LAYOUT

Living room: 18,60 m<sup>2</sup>

Dining room: 17,60 m<sup>2</sup>

Kitchen: 8,52 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 17,60 m<sup>2</sup>

Bedroom 2: 17,60 m<sup>2</sup>

Bedroom 3: 9,52 m<sup>2</sup>

Bedroom 4: 14,33 m<sup>2</sup>

Bathroom 1: 5,84 m<sup>2</sup>

Bathroom 2 : 3,70 m<sup>2</sup>

Toilets: 3

Laundry: Yes

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

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Heating type: Gas (centr. heat.)

Water tank: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Intimation: Not disclosed

G-score: B

P-score: B