

FOR SALE - FLAT

Rue Neuve 2 B0101, 1620 Drogenbos

€ 295.000

Ref. 6646146



Number of bedrooms: 2
Number of bathrooms: 1
Availability: tbd with the
tenant

Surf. Living: 95m²

PEB/EPB: 263kwh/m²/j

DESCRIPTION

In the heart of Drogenbos, on the first floor of a small-scale residence, you'll find this fully renovated 95 m² apartment (according to the EPC). With a bright living space, two bedrooms, and a practical layout, it's the ideal home for those seeking comfort and accessibility.

Upon entering, you step directly into the living area via a compact entrance hall. The living room is strikingly bright thanks to the many surrounding windows, creating a pleasant and open atmosphere. You live here connected to the outdoors, without compromising on privacy.

The kitchen is fully equipped and offers all the comfort needed for those who enjoy cooking. Whether you prefer quick meals or elaborate dinners, this space is ready for your culinary plans.

The apartment features two bedrooms and a bathroom with a bathtub and sink, perfect for unwinding after a busy day.

The terrace offers a nice outdoor spot. There's also a private cellar, ideal for extra storage.

An added bonus? There's almost always parking available nearby on the street, making daily life much more convenient.

The apartment is currently rented, which also makes it an attractive investment opportunity.

Location? Excellent. Right in the centre of Drogenbos, with shops, public transport, schools, and greenery all within easy reach. You live here peacefully, yet close to everything.

Curious to find out if this could be your next home? Feel free to contact us!

FINANCIAL

Price: € 295.000,00

Available: Tbd with the tenant

Land registry income: € 1.123,00

BUILDING

Habitable surface: 95,00 m²

Fronts: 2

Construction year: 1973

State: Renovated

Floor: 1

COMFORT

Furnished: No

Elevator: Yes

ENERGY

EPC score: 263

EPC code: 0003267797-RES-1

EPC class: C

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

LAYOUT

Living room: 36,51 m²

Kitchen: 10,49 m², fully fitted

Bedroom 1: 10,50 m²

Bedroom 2: 14,20 m²

Bathroom 1: 5,06 m²

Toilets: 1

Cellar: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

Double glazing: Yes
Electricity certificate: Yes, not conform
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:
17/04/2025
Intimation: No legal correction or administrative
measure imposed
G-score: A
P-score: A
Water-sensitive open space area: No