

**FOR SALE - FLAT**

**€ 229.000**

**Grote Baan 119 B0101, 1620 Drogenbos**

**Ref. 7212657**



Number of bedrooms: 2

Surf. Living: 84m<sup>2</sup>

PEB/EPB: 188kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Availability: at the contract

## DESCRIPTION

Discover this first-floor apartment of 84 m<sup>2</sup> (according to EPC), a unique opportunity for anyone looking to fully renovate and create a home to their own taste. The apartment features a spacious living area, two bedrooms, a bathroom currently equipped with a bathtub, a separate toilet, and a terrace.

The location is central, with public transport, shops, and schools within walking distance, ensuring excellent accessibility and all amenities close by.

Would you like to visit this apartment? Do not hesitate to contact us.

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## FINANCIAL

Price: € 229.000,00

Available: At the contract

Land registry income: € 818,00

## BUILDING

Habitable surface: 84,00 m<sup>2</sup>

Fronts: 2

Construction year: 1970

State: To be renovated

Floor: 1

Orientation facade: South-west

## COMFORT

Furnished: No

## ENERGY

EPC score: 188

EPC code: 20240816-0003342557-RES-1

EPC class: B

Electricity certificate: Yes, not conform

Heating type: Gas

Heating: Individual

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Garden: No

## LAYOUT

Living room: 25,00 m<sup>2</sup>

Kitchen: 10,00 m<sup>2</sup>, not fitted

Bedroom 1: 12,00 m<sup>2</sup>

Bedroom 2: 8,00 m<sup>2</sup>

Bathroom 1: 4,00 m<sup>2</sup>

Bathroom type: Bath

Toilets: 1

## TECHNICS

Electricity: 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:

21/08/2024

Intimation: No legal correction or administrative measure imposed

G-score:  D

P-score:  D

Water-sensitive open space area: No