

## FOR SALE - FLAT

€ 229.000

Grote Baan 119 B0201, 1620 Drogenbos

Ref. 7212661



Number of bedrooms: 2

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

PEB/EPB: 312kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Availability: at the contract

# DESCRIPTION

Discover this apartment to renovate on the second floor with 84 m² (according to EPC), an ideal 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.

## FINANCIAL

Price: € 229.000,00  
Available: At the contract

## BUILDING

Habitable surface: 84,00 m²  
Fronts: 2  
Construction year: 1970  
State: To be renovated  
Floor: 2  
Orientation facade: South-west

## COMFORT

Furnished: No

## ENERGY

EPC score: 312  
EPC code: 20240816-0003342589-RES-1  
EPC class: D  
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 m²  
Kitchen: 9,00 m², not fitted  
Bedroom 1: 12,00 m²  
Bedroom 2: 8,00 m²  
Bathroom 1: 4,00 m²  
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