

FOR SALE - FLAT

€ 269.000

Rue Marie Collart 54 B0201, 1620 Drogenbos

Ref. 7676355



Number of bedrooms: 2

Surf. Living: 70m²

PEB/EPB: 301kwh/m²/j

Number of bathrooms: 1

Availability: at the contract

DESCRIPTION

Are you looking for a move-in ready flat (70 m² according EPC) with a cosy atmosphere and very low shared costs, located in a quiet street? Then this flat on the second floor of a small co-ownership with only three owners could be exactly what you are looking for.

The flat offers a pleasant living area with open kitchen, creating a warm and practical living space. There are also two rooms, with the second room accessible through the first one. This space can perfectly serve as an extra bedroom, dressing room, office or hobby room. A bathroom with toilet completes the flat.

The property also includes a private basement storage area with space for storage and the possibility to install a washing machine.

With an EPC score of 301 kWh/m², compliant electrical installation and an asbestos-safe certificate, the flat is completely move-in ready.

The location is certainly another strong point. Brussels is nearby and public transport, including tram, train and bus, is easily accessible. Shops, restaurants and other amenities are all within walking distance.

FINANCIAL

Price: € 269.000,00

Available: At the contract

Land registry income: € 496,00

BUILDING

Habitable surface: 70,00 m²

Fronts: 2

Construction year: 1947

Renovation: 2016

State: Good state

Floor: 2

COMFORT

Furnished: No

Elevator: No

ENERGY

EPC score: 301

EPC code: 0003862211-RES-1

EPC class: D

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

LAYOUT

Living room: 27,00 m²

Kitchen: 10,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 6,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower in bath

Toilets: 1

Laundry: Yes

Cellar: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

11/05/2026

G-score: A

P-score: A