

**FOR SALE - FLAT**

**€ 289.000**

**Grand' Route 16 B0301, 1620 Drogenbos**

**Ref. 7727522**



Number of bedrooms: 2

Surf. Living: 81m<sup>2</sup>

PEB/EPB: 504kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Availability: at the contract

## DESCRIPTION

Are you looking for a move-in-ready apartment combining comfort, natural light and a convenient location? Then this apartment on the top floor of a small-scale residence is well worth a visit.

Offering a living area of 81 m<sup>2</sup> (according to the EPC certificate), it enjoys an excellent location close to shops, schools and public transport.

The bright living room flows seamlessly into a modern open-plan kitchen, creating a pleasant and welcoming living space. Both at the front and the rear, the apartment benefits from open views, providing a wonderful sense of space and tranquillity.

The property further features two bedrooms, a balcony, and a private 9 m<sup>2</sup> cellar/storage room. An elevator is available in the building, ensuring easy access to the apartment.

The current EPC rating is F. According to the EPC simulation, the apartment could achieve an estimated B rating after the roof has been insulated.

Located at Grand'Route 16 in Drogenbos, this apartment combines excellent accessibility with the comfort of a small residence comprising only six apartments.

In short, a well-maintained and move-in-ready apartment offering plenty of natural light, a practical layout and a highly convenient location.

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## FINANCIAL

Price: € 289.000,00

Available: At the contract

Land registry income: € 872,00

## BUILDING

Habitable surface: 81,00 m<sup>2</sup>

Fronts: 2

Construction year: 1968

Renovation: 2026

State: Good state

Floor: 3

Number of floors: 3

## COMFORT

Furnished: No

Elevator: Yes

## ENERGY

EPC score: 504

EPC code: 0003857372-RES-1

EPC class: F

Double glazing: Yes

Heating type: Gas (centr. heat.)

## TERRAIN

Garden: No

## LAYOUT

Living room: 38,00 m<sup>2</sup>

Kitchen: Yes

Bedroom 1: 14,00 m<sup>2</sup>

Bedroom 2: 9,00 m<sup>2</sup>

Bathroom 1: 5,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 1

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Water: Yes

## PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Heating: Collective

Water-sensitive open space area: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

11/06/2026

G-score: C

P-score:  D