IMMO DE BRUYCKERE

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FOR SALE - FLAT

€ 249.000

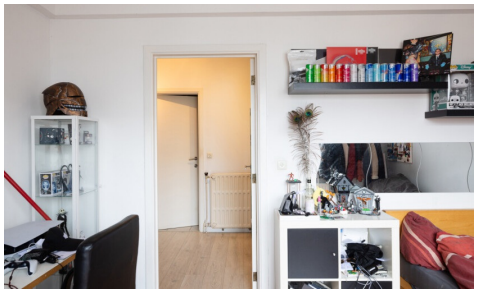
Rue de l'Etoile 47 B0101, 1620

Ref.









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

Surf. Living: 86m²

PEB/EPB: 203kwh/m²/j

DESCRIPTION

Located in the centre of Drogenbos, in a quiet street, this pleasant apartment is situated on the first floor of a small residential building. With a living area of 86 m² according to the EPC, it offers an attractive combination of space, comfort and a central location.

The apartment (currently rented) comprises a bright living room, a kitchen, two spacious bedrooms of 14 m² each, a bathroom and a separate toilet. The 4.5 m² balcony provides a pleasant outdoor space. A private cellar offers additional practical storage space.

With an EPC rating of C, the apartment also benefits from good energy efficiency.

Public transport, shops and schools are all within walking distance, ensuring easy access to all everyday amenities.

A pleasant and conveniently located apartment, ideal as a home or an investment.

FINANCIAL

Price: € 249.000,00
Available: Tbd with the tenant

BUILDING

Habitable surface: 86,00 m²
Fronts: 2
Construction year: 1974
State: To be refreshed
Floor: 1
Number of floors: 2

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 203
EPC code: 0003741979-RES-3
EPC class: C
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)

TERRAIN

Garden: No

LAYOUT

Living room: 31,00 m²
Kitchen: 9,00 m²
Bedroom 1: 14,00 m²
Bedroom 2: 14,00 m²
Bathroom 1: 3,00 m²
Toilets: 1
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 inventary certificate: Yes
Asbestos inventary certificate creation date: 17/04/2026
G-score: A
P-score: A

PARKING

Parkings outside: No

Parkings inside: No