

FOR SALE - FLAT

€ 249.000

Rue de l'Etoile 47 B0101, 1620 Drogenbos

Ref. 7798259



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 inventory certificate: Yes

Asbestos inventory certificate creation date:

17/04/2026

G-score: A

P-score: A

PARKING

Parkings outside: No

Parkings inside: No