

FOR SALE - HOUSE

Rue Neuve 95, 1620 Drogenbos

Sold

Ref. 6362897



Number of bedrooms: 4

Number of bathrooms: 2

Availability: tbd with the
owner

Surf. Living: 197m²

Surf. Plot: 1275m²

DESCRIPTION

Escape the hustle and discover this charming 3-fronted house, situated on a beautiful 1,314 m² plot in a quiet street in Drogenbos. Enjoy the perfect blend of tranquility and proximity to shops and public transport, with Beersel, Uccle, and Linkebeek just around the corner.

This home offers a generous usable space of 197 m² (as per EPC) and features 4 spacious bedrooms (with the option of a 5th), a study, and 2 bathrooms. It's ideal for families looking for space and comfort. The fully basemented area, with a garage, potential hobby room or workshop, and ample outdoor parking spaces, completes the picture.

The large, sunny garden with a stable is a true highlight. It's the perfect place for outdoor living enthusiasts: room for children to play, freedom for pets, or even small farm animals like ponies or sheep. Imagine waking up each morning in a green oasis with endless possibilities.

Although the property has an EPC rating of E (445 kWh), a modest investment in a new heating system could improve it to rating D. This would also comply with current renovation requirements and enhance energy efficiency.

In short, this home combines character, space, and potential. Don't hesitate—schedule your visit today. Let yourself be charmed by its appeal and possibilities!

FINANCIAL

Price: € 645.000,00

Available: Tbd with the owner

Land registry income: € 1.375,00

BUILDING

Habitable surface: 197,00 m²

Fronts: 3

Construction year: 1956

Renovation: 2005

State: Good state

Orientation rear: West

Orientation facade: East

ENERGY

EPC code: 0003488174

Double glazing: Yes

Electricity certificate: Yes, not conform

Electricity certificate date: 24/10/2024

Heating type: Gas (centr. heat.)

TERRAIN

Ground area: 1.275,00 m²

Garden: Yes

Orientation terrace 1: West

LAYOUT

Living room: 34,00 m²

Kitchen: 12,00 m²

Bureau: 5,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 18,00 m²

Bedroom 4: 23,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Cellar: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A
Water-sensitive open space area: No

PARKING

Parkings outside: 4
Parkings inside: 1