

FOR SALE - HOUSE

Rue de la Brasserie 55A, 1620 Drogenbos

€ 419.000

Ref. 6809551



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 137m²

Surf. Plot: 142m²

PEB/EPB: 300kwh/m²/j

DESCRIPTION

In the peaceful town of Drogenbos, you'll find this move-in-ready and fully renovated (2018) semi-detached house with a living area of 137 m² (according to the EPC certificate). Upon entering, you step into a hallway where a practical office space has been set up—perfect for working from home. The cozy living room flows into a fully equipped kitchen with all modern comforts. Adjacent to it is the dining room, which overlooks the garden, providing pleasant natural light and a smooth connection to outdoor living. In addition, there is a bathroom on the ground floor.

From the kitchen, you reach the first floor, where there are two spacious bedrooms and a bathroom. The night hall also offers space to create an additional office. The attic is fully finished and arranged as a third bedroom, making this home particularly functional. Additionally, the house includes a garage and a parking space, offering extra comfort and convenience.

The house has an EPC label C, a compliant electrical installation, and double glazing. It's an ideal choice for families or couples looking for a warm and welcoming home.

The property is located on a very quiet street in the center of Drogenbos, close to public transport. You're also just a short distance from Brussels, making this an excellent base. Schools, shops, and recreational facilities are all within easy reach, allowing you to enjoy the best of both worlds: peace and accessibility.

Have you fallen in love with this home? Contact us quickly for a visit and discover for yourself the charm and warmth this property has to offer.

FINANCIAL

Price: € 419.000,00

Available: At the contract

BUILDING

Habitable surface: 137,00 m²

Fronts: 2

Renovation: 2014

State: Good state

Orientation facade: North-west

COMFORT

Furnished: No

ENERGY

EPC score: 300

EPC code: 20250528-0003612484-RES-1

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

TERRAIN

Ground area: 142,00 m²

Garden: Yes

LAYOUT

Kitchen: Fully fitted

Bureau: 10,35 m²

Veranda: Yes

Bedroom 1: 12,99 m²

Bedroom 2: 10,35 m²

Bedroom 3: 23,00 m²

Bathroom 1: 5,89 m²

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 2

Cellar: 10,29 m²

Attic: Yes

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Not disclosed


Right of pre-emption: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
28/05/2025

Intimation: No legal correction or administrative
measure imposed

G-score: C

P-score:  D

Water-sensitive open space area: No

PARKING

Garage: 1

Parkings outside: 1

Parkings inside: Yes