

FOR SALE - HOUSE

Rue de l'Etoile 79, 1620 Drogenbos

€ 415.000

Ref. 6960756



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 149m²

Surf. Plot: 200m²

PEB/EPB: 234kwh/m²/j

DESCRIPTION

In the heart of Drogenbos, within walking distance of shops, schools, and public transport, you'll find this charming semi-detached house, fully renovated in 2011. A move-in-ready home where comfort and character go hand in hand.

Upon entering, you're welcomed by a warm and inviting atmosphere. The living room flows into a cosy dining area and a spacious kitchen, perfect for those who love cooking and spending time together. The basement includes several rooms, one of which is currently set up as a home gym.

On the first floor, there is a spacious bedroom and a modern bathroom with both a bathtub and a shower, as well as a double sink. The second floor offers two additional bedrooms, one of which features a charming mezzanine, ideal as a creative workspace or play area.

At the back of the house, a sunny terrace leads to a 135 m² garden – a peaceful retreat after a busy day.

The house has a living area of 149 m² (according to the EPC), offering a comfortable and versatile living space.

This home is perfect for families or couples looking for a comfortable residence with character, in a quiet yet central neighbourhood. Thanks to the thorough renovation in 2011, there's no need for major work, just move in and enjoy!

Interested? Feel free to get in touch, I'd be happy to schedule a personal visit.

FINANCIAL

Price: € 415.000,00

Available: At the contract

Land registry income: € 550,00

BUILDING

Habitable surface: 149,00 m²

Fronts: 2

Construction year: 1930

Renovation: 2011

State: Good state

Main area: 75 m²

Orientation rear: South

Orientation facade: North-west

COMFORT

Furnished: No

Parlophone: Yes

ENERGY

EPC score: 234

EPC code: 20250424-0003585565-RES-1

EPC class: C

Double glazing: Yes

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 200,00 m²

Width at the street: 5,00 m

Garden: Yes

LAYOUT

Kitchen: Not fitted

Bedroom 1: 18,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 20,00 m²

Bathroom 1: 11,00 m²

Bathroom type: Shower and bath tub

Cellar: 35,00 m²

TECHNICS

Electricity: Yes

Gas: Yes

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

07/07/2025

Intimation: No legal correction or administrative
measure imposed

G-score: A

P-score: A

Water-sensitive open space area: No