

FOR SALE - HOUSE

Grand' Route 287, 1620 Drogenbos

€ 499.000

Ref. 7205301



Number of bedrooms: 5
Number of bathrooms: 3
Garages: 1

Surf. Living: 191m²
Surf. Plot: 79m²
Surf. terrace: 10m²

PEB/EPB: 118kwh/m²/j

DESCRIPTION

Just steps from the town square, this charming semi-detached house offers a surprising layout. Fully renovated in 2012, it blends authentic features with modern comfort.

With a living area of 191 m² (according to EPC), the home provides generous space and a warm atmosphere. The cosy dining room connects to a fully equipped kitchen. A few steps up, a bright living room invites you to relax.

There are 5 bedrooms spread across different levels and 3 bathrooms (2 with showers, 1 with a bathtub). At the rear, a private courtyard offers a peaceful outdoor space. A cellar, garage and two parking spots complete the property.

The property is sold with a share in a co-owned plot.

Bonus: solar panels help reduce energy costs and support sustainable living.

Interested? Contact us for more information or to schedule a visit!

FINANCIAL

Price: € 499.000,00
Available date: 31 July 2026
Land registry income: € 1.101,00

BUILDING

Habitable surface: 191,00 m²
Fronts: 2
Construction year: 1930
Renovation: 2012
State: Good state
Orientation rear: North-west
Orientation facade: South-east

COMFORT

Furnished: No

ENERGY

EPC score: 118
EPC code: 20241001-0003394327-RES-1
EPC class: B
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 79,00 m²
Garden: No

LAYOUT

Living room: 21,00 m²
Dining room: 32,00 m²
Kitchen: 13,50 m², fully fitted
Bedroom 1: 13,00 m²
Bedroom 2: 7,00 m²
Bedroom 3: 14,00 m²
Bedroom 4: 14,00 m²
Bedroom 5: 10,00 m²
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 10,00 m²
Cellar: 24,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: 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:

04/10/2024

Intimation: No legal correction or administrative
measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

PARKING

Garage: 1

Parkings outside: 2