IMMO DE BRUYCKERE

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FOR SALE - HOUSE

€ 329.000

Rue de la Libertè 37, 1620

Ref.









Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 121m²
Surf. Plot: 100m²

PEB/EPB: 305kwh/m²/j

DESCRIPTION

Located in a quiet street in Drogenbos, this property to renovate offers great potential. A home with a solid base, ready to be transformed step by step into a warm and comfortable living space, entirely according to your own preferences.

With a living area of 121 m² (according to the PEB), the house currently features two bedrooms and a converted attic, presently used as an additional bedroom.

At the rear, you will find a partially covered courtyard — a pleasant outdoor space to enjoy throughout the year. The existing garage also offers additional potential and could, subject to some adaptations, be integrated into the ground floor living area.

The property has an EPC rating of D, with no renovation obligation.

The location is very practical and easily accessible, with shops, public transport and the Brussels ring road in the immediate vicinity. Ideal for those who wish to live in a quiet environment while staying close to all amenities.

Are you looking for a property you can fully tailor to your own taste? Feel free to get in touch — I would be happy to arrange a personal visit.

FINANCIAL

Price: € 329.000,00
Available: At the contract
Land registry income: € 535,00

BUILDING

Habitable surface: 121,00 m²
Fronts: 2
State: To be renovated

COMFORT

Furnished: No

ENERGY

EPC score: 305
EPC class: D
Double glazing: Yes
Electricity certificate: Yes, not conform

TERRAIN

Ground area: 100,00 m²
Width at the street: 5,00 m

LAYOUT

Living room: 18,00 m²
Kitchen: 4,00 m²
Bedroom 1: 10,00 m²
Bedroom 2: 19,00 m²
Bedroom 3: 20,00 m²
Bathroom 1: 2,00 m²
Bathroom type: Shower
Toilets: 1
Cellar: No

TECHNICS

Electricity: 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 inventary certificate: Yes

Asbestos inventary certificate creation date: 18/03/2026

G-score: D

P-score: D

PARKING

Garage: 1