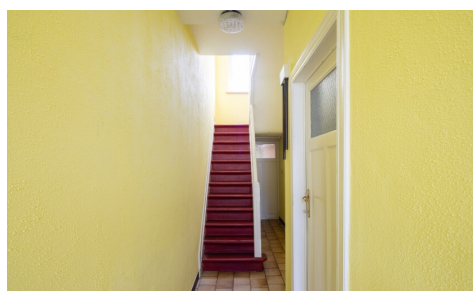


**FOR SALE - HOUSE**

**€ 329.000**

**Rue de la Libertè 37, 1620 Drogenbos**

**Ref. 7600300**



Number of bedrooms: 3

Surf. Living: 121m<sup>2</sup>

PEB/EPB: 305kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Surf. Plot: 100m<sup>2</sup>

Garages: 1

Availability: at the contract

## 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 m<sup>2</sup> (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.

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## FINANCIAL

Price: € 329.000,00

Available: At the contract

Land registry income: € 535,00

## BUILDING

Habitable surface: 121,00 m<sup>2</sup>

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 m<sup>2</sup>

Width at the street: 5,00 m

## LAYOUT

Living room: 18,00 m<sup>2</sup>

Kitchen: 4,00 m<sup>2</sup>

Bedroom 1: 10,00 m<sup>2</sup>

Bedroom 2: 19,00 m<sup>2</sup>

Bedroom 3: 20,00 m<sup>2</sup>

Bathroom 1: 2,00 m<sup>2</sup>

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 inventory certificate: Yes

Asbestos inventory certificate creation date:

18/03/2026

G-score:  D

P-score:  D

## **PARKING**

Garage: 1