

FOR SALE - HOUSE

Rue de Bempt 2, 1620 Drogenbos

€ 398.000

Ref. 7751178



Number of bedrooms: 3

Number of bathrooms: 2

Availability: at the contract

Surf. Living: 139m²

Surf. Plot: 102m²

PEB/EPB: 229kwh/m²/j

DESCRIPTION

Looking for a spacious family home with a practical layout and a good energy rating? This charming terraced house in Drogenbos is definitely worth a visit.

The property offers 139 m² of living space (according to the EPC certificate) on a 102 m² plot. The ground floor comprises a bright living room, a separate kitchen and a veranda opening onto the garden.

The first floor features two bedrooms, a bathroom and a separate dressing area. The converted attic, accessible via a fixed staircase, includes a third bedroom, an office that could also serve as an additional bedroom, and a shower room with toilet.

The property also benefits from a cellar, ideal for extra storage.

Highlights:

- ✓ EPC rating C
- ✓ Compliant electrical installation
- ✓ 3 bedrooms and an office
- ✓ Dressing area
- ✓ Cellar
- ✓ Pleasant garden

Conveniently located close to shops, public transport and major roads, this property is ideal for families looking for comfort and space.

FINANCIAL

Price: € 398.000,00

Available: At the contract

Land registry income: € 624,00

BUILDING

Habitable surface: 139,00 m²

Fronts: 2

Construction year: 1954

State: Good state

Front width: 6,00 m

COMFORT

Furnished: No

ENERGY

EPC score: 229

EPC code: 0003731860-RES-1

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

TERRAIN

Ground area: 102,00 m²

Garden: Yes

LAYOUT

Living room: 28,00 m²

Kitchen: 9,00 m²

Bureau: 7,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 9,00 m²

Bathroom 1: 8,00 m²

Cellar: 8,00 m²

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:

10/01/2026

G-score: A

P-score: A