IMMO DE BRUYCKERE

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FOR SALE - HOUSE

€ 398.000

Rue de Bempt 2, 1620

Ref.









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 inventary certificate: Yes
Asbestos inventary certificate creation date: 10/01/2026

G-score: A
P-score: A