

FOR SALE - HOUSE

Rue du Verger 31, 1620 Drogenbos

€ 398.000

Ref. 7879400



Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 127m²
Surf. Plot: 205m²

PEB/EPB: 533kwh/m²/j

DESCRIPTION

Peaceful living with Brussels close at hand. This pleasant three-fronted house in Boomgaardstraat, Drogenbos, combines a quiet setting with shops, schools, public transport and the Brussels Ring all nearby.

According to the EPC, the property offers 127 m² of space and has a warm, welcoming atmosphere. The ground floor features a cosy living area with a built-in fireplace insert, as well as a bright kitchen with direct access to the terrace and garden.

The first floor comprises two bedrooms, a bathroom and a separate toilet. The converted attic, accessible via a fixed staircase, offers a third bedroom with an adjoining dressing room, providing valuable extra space and flexibility.

Outside, the property has a garden and a parking space in front of the house. Part of the garden currently in use is cadastrally part of another plot and is owned by a third party.

A welcoming home with a practical layout and a quiet location close to Brussels.

The property will be available from 1 May 2027.

FINANCIAL

Price: € 398.000,00

Available date: 01 May 2027

Land registry income: € 740,00

BUILDING

Habitable surface: 127,00 m²

Fronts: 3

Construction year: 1930

State: Good state

COMFORT

Furnished: No

ENERGY

EPC score: 533

EPC code: 0003883378-RES-1

EPC class: F

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

TERRAIN

Ground area: 205,00 m²

Garden: Yes

LAYOUT

Living room: 33,00 m²

Kitchen: 16,00 m²

Bedroom 1: 10,00 m²

Bedroom 2: 11,00 m²

Bedroom 3: 19,00 m²

Bathroom 1: 5,00 m²

Bathroom type: Bath

Toilets: 1

Laundry: Yes

Cellar: 18,00 m²

PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

03/06/2026

PARKING

Parkings outside: 1