Grote Baan 305 , 1620 Drogenbos
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€ 398.000

For sale - House

Rue du Verger 31, 1620 Drogenbos

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

Terrain

Ground area: 205,00 m²
Garden: Yes

Building

Layout

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

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 inventary certificate: Yes
Asbestos inventary certificate creation date: 03/06/2026

Parking

Parkings outside: 1