Grote Baan 305 , 1620 Drogenbos
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€ 439.000

For sale - House

Vredelaan 21, 1601
Ruisbroek

Ref.
7924145

Number of bedrooms: 4
Number of bathrooms: 2
Availability: at the contract

Surf. Living: 158m²
Surf. Plot: 161m²

PEB/EPB: 239kwh/m²/j

Description

Situated on a quiet street in Ruisbroek, this terraced house offers 158 m² of living space according to the EPC. With three bedrooms, an additional top-floor room, two bathrooms and a full basement, it provides plenty of space for family life.

The ground floor comprises a spacious living area, a kitchen and an adjoining conservatory. The small garden provides a pleasant outdoor space in which to unwind.

The first floor features three bedrooms measuring approximately 14, 12 and 15 m², together with a bathroom with a bath. A permanent staircase leads to the top floor, which offers an additional room of approximately 19 m² and a second bathroom with a shower and toilet. This floor could accommodate an extra bedroom, a home office or a hobby room.

The property benefits from a garage and a full basement with ample space for laundry facilities and storage. Parking is also available in front of the house, with the possibility of installing an electric vehicle charging point.

The central location makes everyday life convenient, with shops, schools and local amenities nearby, as well as Ruisbroek railway station and bus stops. Its excellent Mobiscore of 8.7/10 reflects its accessibility on foot, by bicycle and by public transport.

With an EPC rating of C, this home combines favourable energy performance with a versatile layout and a convenient location.

Purchase at the reduced registration tax rate of 2% remains possible, subject to meeting the legal conditions and entering into the sale agreement within the applicable timeframe.

Looking for a spacious home in Ruisbroek? Contact Immo De Bruyckere for more information or to arrange a viewing.

Financial

Terrain

Price: € 439.000,00
Available: At the contract
Land registry income: € 1.175,00

Building

Habitable surface: 158,00 m²
Fronts: 2
Construction year: 1958
Renovation: 2016
State: Good state

Comfort

Furnished: No
Alarm: Yes

Energy

EPC score: 239
EPC code: 0003974766-RES-1
EPC class: C
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

Ground area: 161,00 m²
Garden: Yes

Layout

Living room: 29,00 m²
Kitchen: 12,00 m²
Veranda: Yes
Bedroom 1: 14,00 m²
Bedroom 2: 12,00 m²
Bedroom 3: 15,00 m²
Bedroom 4: 19,00 m²
Bathroom 1: 4,00 m²
Bathroom type: Shower and bath tub
Bathroom 2 : 4,00 m²
Toilets: 2
Laundry: Yes
Cellar: 19,00 m²

Technics

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: 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 inventary certificate: Yes
Asbestos inventary certificate creation date: 08/10/2026
G-score: D
P-score: D

Parking

Parkings outside: 1
Parkings inside: 1