

Grote Baan 305 , 1620 Drogenbos

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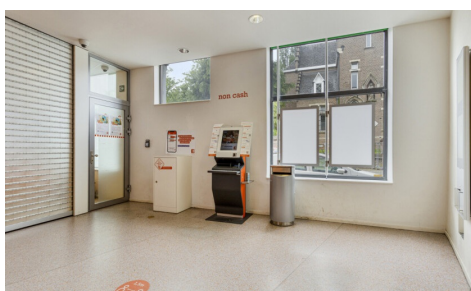
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FOR SALE - MULTI-PURPOSE BUILDING

Grand'Route 315, 1620 Drogenbos

€ 575.000

Ref. 6495843



Availability: at the contract

Surf. Living: 309m²

Surf. Plot: 610m²

DESCRIPTION

Bring your vision to life in the heart of Drogenbos!

Are you looking for a unique place to make your business dream come true? This exceptional property offers a blank canvas full of possibilities. Located in the center of Drogenbos, close to Uccle and Linkebeek, this building combines architectural charm with a strategic location.

With its characterful façade and prominent visibility, this property is a real eye-catcher.

Situated on a 610 m² plot, it provides endless opportunities for those who dare to dream big. The spacious ground floor is perfect for a commercial space or office, while the upper floors can be flexibly arranged as living space, workspace, or a combination of both.

Additionally, the basement and attic add extra space and versatility.

This property is not just an investment; it is a unique opportunity to realize your ambition. Let this place be the starting point of your success story and bring your vision to life in the heart of Drogenbos.

FINANCIAL

Price: € 575.000,00

Available: At the contract

Land registry income: € 2.724,00

BUILDING

Surface: 309,00 m²

Fronts: 2

Renovation: 1992

State: To be refreshed

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

EPC code: 0003255805-KNR-1

EPC class: D

Double glazing: Yes

Electricity certificate: Yes, not conform

TERRAIN

Ground area: 610,00 m²

LAYOUT

Kitchen: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
05/06/2034

Intimation: Not disclosed

G-score: A

P-score: A

Water-sensitive open space area: No