

FOR SALE - MULTI-PURPOSE BUILDING

Grand' Route 148, 1620 Drogenbos

€ 359.000

Ref. 7535512



Availability: tbd with the owner

Surf. Living: 212m²

Surf. Plot: 163m²

Neighbourhood: central

DESCRIPTION

Don't miss this unique opportunity! This versatile property, featuring a commercial ground floor and an apartment above, offers the perfect blend of business and living under one roof. The ground floor is currently fitted out as a restaurant with an installed kitchen, ideal to start operating quickly or to launch your own concept. On the first floor, there is an apartment with one bedroom. On the second floor, a second bedroom has been arranged. This makes it perfectly suitable for private residential use.

With a total usable floor area of 212 m² (according to the EPC), this property offers countless possibilities: hospitality, catering/food concept, or another commercial activity combined with comfortable living.

Looking for a centrally located property with potential and flexibility? Schedule your visit today and discover how this building can support your plans.

FINANCIAL

Price: € 359.000,00
Available: Tbd with the owner
Land registry income: € 2.112,00

BUILDING

Surface: 212,00 m²
Fronts: 2
Construction year: 1930
State: Good state
Number of floors: 2
Orientation facade: North-east

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

EPC code: 20250501-0003590860-KNR-1
EPC class: E
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

LOCATION

Environment: Central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 163,00 m²

LAYOUT

Kitchen: 36,00 m², fully fitted
Toilets: 4

TECHNICS

Electricity: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 05/05/2025
Intimation: No legal correction or administrative measure imposed
G-score: B
P-score: B

Water-sensitive open space area: No