

## FOR SALE - MULTI-PURPOSE BUILDING

Grand' Route 148, 1620 Drogenbos

€ 359.000

Ref. 7535512



Availability: tbd with the  
owner

Surf. Living: 212m<sup>2</sup>  
Surf. Plot: 163m<sup>2</sup>  
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 m<sup>2</sup> (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.

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## FINANCIAL

Price: € 359.000,00

Available: Tbd with the owner

Land registry income: € 2.112,00

## BUILDING

Surface: 212,00 m<sup>2</sup>

Fronts: 2

Construction year: 1930

State: Good state

Number of floors: 2

Orientation facade: North-east

## SPECIFIC AREA

Toilets 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 m<sup>2</sup>

## LAYOUT

Kitchen: 36,00 m<sup>2</sup>, 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