IMMO DE BRUYCKERE

Grote Baan 305 , 1620 Drogenbos
Phone number: +32 (0)2 344 56 68
E-mail: hello@immodebruyckere.be

FOR SALE - MULTI-PURPOSE BUILDING

€ 1.380.000

Rue Kuiken 192, 1620

Ref.









Garages: 2

Surf. Living: 820m²
Surf. Plot: 520m²
Neighbourhood: central

PEB/EPB: 276kwh/m²/j

DESCRIPTION

Discover this unique building in the heart of Drogenbos, a versatile property where space, character and professional opportunities come together seamlessly. The ground floor features a generous commercial area of approx. 355 m², currently fitted out as a restaurant. Thanks to its spacious layout, double garage and practical circulation, this level is perfectly suited for a wide range of commercial activities.

On the first floor, you'll find a large, multifunctional hall of approx. 250 m², an adaptable space ideal for meetings, private dining, events, workshops or office use. On this floor, there are also separate toilets and two individual rooms.

The second floor offers a fully independent apartment of approx. 170 m², including four bedrooms, two bathrooms, an open kitchen, living area and storage room. An additional attic space of approx. 40 m² completes this level. The apartment has an EPC label C.

The location is a major asset: right in the centre of Drogenbos, with excellent access to the Ring, shops and public transport. Clients, suppliers and residents can easily reach the property, while its visibility and commercial potential are exceptional.

The sale is carried out through the transfer of 100% of the shares of the patrimonial company that exclusively owns this property.

This is not a standard listing, but a rare opportunity to shape a spacious and strategically located building entirely to your own vision. Are you ready to develop your next project here?

FINANCIAL

Price: € 1.380.000,00
Land registry income: € 5.604,00

BUILDING

Surface: 820,00 m²
Fronts: 2
Construction year: 1995
State: Good state
Orientation facade: North

SPECIFIC AREA

Restaurant: Yes
Multipurpose room: Yes
Toilettes M/W: Yes

ENERGY

EPC score: 276
EPC code: 20250526-0003610204-RES-1
EPC class: C
Double glazing: Yes
Heating type: Condensation
Heating: Individual

LOCATION

Environment: Central, commercial environment
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 520,00 m²

LAYOUT

Kitchen: 41,00 m²
Toilets: 9
Cellar: Yes

TECHNICS

Electricity: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Not disclosed
Destination: Living zone

Intimation: No legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Water-sensitive open space area: No
G-score: A
P-score: A

PARKING

Garage: 2