

FOR SALE - MULTI-PURPOSE BUILDING

€ 539.000

Sterstraat 117, 1620 Drogenbos

Ref. 7800125



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 195m²

Surf. Plot: 122m²

Surf. terrace: 25m²

PEB/EPB: 596kwh/m²/j

DESCRIPTION

Your business and your home at the same address? In the centre of Drogenbos, close to Uccle, this property combines commercial space on the ground floor with a home on the upper floors, a spacious terrace and a garage.

The ground floor comprises a 23 m² hair salon, a kitchen and a separate office, providing a total of 52 m² for those looking to combine living and working under one roof. The current layout will appeal to hairdressers, while other uses can be explored depending on your plans and planning requirements.

The first floor offers a pleasant living room, a kitchen and access to the 25 m² terrace: an inviting spot for outdoor dining or relaxing after a busy day.

The second floor comprises three bedrooms and a bathroom with both a bath and a shower.

The property also includes a garage with direct street access, an 11 m² courtyard and a 37 m² cellar providing practical storage space.

The central location makes everyday life convenient, with shops, schools, public transport and restaurants nearby. Uccle, Brussels and the main road connections are also easily accessible.

Looking for a home with space for your business? A viewing will help you discover how this property could fit your plans.

FINANCIAL

Price: € 539.000,00

Available: At the contract

Land registry income: € 1.541,00

Liberal profession possible: Yes (52,00 m²)

BUILDING

Habitable surface: 195,00 m²

Fronts: 2

Construction year: 1935

Renovation: 2003

State: Good state

COMFORT

Furnished: No

ENERGY

EPC score: 596

EPC code: 0003929752

EPC class: F

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

TERRAIN

Ground area: 122,00 m²

LAYOUT

Living room: 38,00 m²

Kitchen: 8,00 m²

Bureau: Yes

Bedroom 1: 13,00 m²

Bedroom 2: 7,00 m²

Bedroom 3: 9,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower and short bath

Terrace: 25,00 m²

Cellar: 37,00 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: Yes
Asbestos inventory certificate: Yes
G-score: A
P-score: A

PARKING

Garage: 1