IMMO DE BRUYCKERE

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FOR SALE - MULTI-PURPOSE BUILDING

€ 519.000

Sterstraat 117, 1620

Ref.









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

Looking to combine your home and business, with room for future plans?Located in the centre of Drogenbos, just moments from Uccle, this versatile property offers a wide range of possibilities. With commercial premises on the ground floor, residential accommodation on the upper floors and attractive potential for expansion, it can accommodate a variety of residential and professional projects.

The ground floor features a 23 m² hair salon, a kitchen and a separate office, offering a combined surface area of 52 m². An ideal setting for a self-employed professional, a private practice or another business venture, subject to applicable planning regulations.

The first floor forms the main living area, featuring a comfortable living room, a kitchen and access to a spacious 25 m² terrace.

The second floor offers three bedrooms and a bathroom equipped with both a bathtub and a shower.

One of the property's key advantages is its potential for expansion. It includes a garage with direct street access, above which the spacious terrace is currently situated. This area offers the possibility of extending the existing living accommodation, whether to create additional bedrooms, a larger living area or a home office, subject to obtaining the necessary planning permissions.

The property also benefits from an 11 m² courtyard and a 37 m² cellar, providing generous storage space.

Its central location is another major advantage. Shops, schools, restaurants and public transport are all nearby, while Uccle, Brussels and the main road networks are easily accessible.

A versatile property with expansion potential, bringing together living, working and future ambitions. Discover the many possibilities this property has to offer during a viewing.

FINANCIAL

Price: € 519.000,00
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

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

Double glazing: Yes
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual
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 inventary certificate: Yes
G-score: A
P-score: A

PARKING

Garage: 1