

**FOR SALE - FLAT**

**€ 295.000**

**Grote Baan 119 B0102, 1620 Drogenbos**

**Ref. 7290515**



Number of bedrooms: 2

Surf. Living: 82m<sup>2</sup>

PEB/EPB: 226kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Neighbourhood: central

Availability: at the contract

## DESCRIPTION

On the first floor of a small-scale residence, you will find this fully renovated apartment of 82 m<sup>2</sup> (according to EPC). The bright living area with large windows creates a pleasant and open atmosphere, ideal for relaxing after a busy day. The kitchen is fully equipped and offers all the comfort for those who love cooking.

The apartment has two bedrooms and a modern shower room with toilet. Everything has been finished to perfection, so you can move in immediately without any extra worries.

An additional asset is the possibility to purchase a garage with a parking space in front, for €30.000, providing extra convenience and security.

The location is perfect: in the heart of Drogenbos, with shops, public transport, schools and green spaces within walking distance. Here you live quietly, yet close to everything you need.

Curious if this could be your new home? Feel free to contact us, we'll be happy to tell you more!

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## FINANCIAL

Price: € 295.000,00

Available: At the contract

## BUILDING

Habitable surface: 82,00 m<sup>2</sup>

Fronts: 2

Construction year: 1970

Renovation: 2017

State: Very good state

Floor: 1

Number of floors: 3

Orientation facade: South-west

## COMFORT

Furnished: No

## ENERGY

EPC score: 226

EPC code: 20251130-0003746033-RES-1

EPC class: C

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

Garden: No

## LAYOUT

Living room: 24,00 m<sup>2</sup>

Kitchen: 12,00 m<sup>2</sup>, fully fitted

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Laundry: Yes

## TECHNICS

Electricity: Yes

Sewage: Yes

Gas: Yes



Water: Yes

## PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: Not disclosed  
Parcelling permission: Not disclosed  
Water-sensitive open space area: No  
Asbestos inventory certificate: Yes  
G-score:  D  
P-score:  D