

**FOR SALE - GROUND FLOOR**

**€ 199.000**

**Grote Baan 119 B0001, 1620 Drogenbos**

**Ref. 7212655**



Number of bedrooms: 1

Surf. Living: 57m<sup>2</sup>

PEB/EPB: 414kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Availability: at the contract

## DESCRIPTION

Discover this ground-floor apartment of 57 m<sup>2</sup> (according to the EPC), an ideal opportunity for those looking for a property with potential to fully renovate to their own taste. The apartment is located at the rear of the building and consists of a bright living area, one bedroom, a shower room, and a separate toilet.

Thanks to the terrace and small garden, you can enjoy extra outdoor space. The location is central, with public transport, shops, and schools within walking distance, ensuring excellent accessibility and all amenities close by.

Would you like to visit this apartment? Do not hesitate to contact us.

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## FINANCIAL

Price: € 199.000,00

Available: At the contract

## BUILDING

Habitable surface: 57,00 m<sup>2</sup>

Fronts: 2

Construction year: 1970

State: To be renovated

Orientation facade: South-west

## COMFORT

Furnished: No

## ENERGY

EPC score: 414

EPC code: 20240816-0003342551-RES-1

EPC class: E

Electricity certificate: Yes, not conform

Heating type: Gas

Heating: Individual

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Garden: Yes

## LAYOUT

Living room: 15,50 m<sup>2</sup>

Kitchen: 6,00 m<sup>2</sup>, semi fitted

Bedroom 1: 13,00 m<sup>2</sup>

Bathroom 1: 3,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 1

## TECHNICS

Electricity: 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


Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

21/08/2024

G-score:  D

P-score:  D