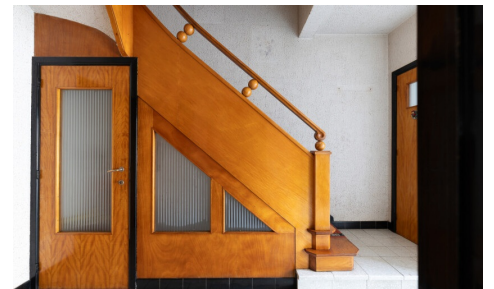


**FOR SALE - HOUSE**

**€ 399.000**

**Langestraat 112, 1620 Drogenbos**

**Ref. 7622452**



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 166m<sup>2</sup>

Surf. Plot: 440m<sup>2</sup>

Surf. terrace: 15m<sup>2</sup>

PEB/EPB: 739kwh/m<sup>2</sup>/j

## DESCRIPTION

Located in a pleasant street in Drogenbos, this charming 1959 property offers a warm and inviting home where new memories are waiting to be created. A house full of character, space and potential.

With a living area of 166 m<sup>2</sup>, the property currently features three full bedrooms, a bathroom and an additional room that can perfectly serve as an office or dressing room. The attic, accessible via a fixed staircase, offers great potential: with some reconfiguration, a fourth bedroom could easily be created. A 36 m<sup>2</sup> basement provides valuable additional storage space.

Outside, you will enjoy several areas to relax: a veranda, a terrace and a pleasant garden, ideal to enjoy throughout the year — from summer evenings to cooler autumn days.

The location offers a nice balance between a pleasant living environment and excellent accessibility. Shops, public transport and the Brussels ring road are all within easy reach. Ideal for those who wish to live comfortably while staying close to the city and all amenities.

Feeling the potential of this property?

Do not hesitate to contact us — we will be happy to guide you personally, step by step, in discovering what could become your new home.

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## FINANCIAL

Price: € 399.000,00

Available: At the contract

Land registry income: € 684,00

## BUILDING

Habitable surface: 166,00 m<sup>2</sup>

Fronts: 2

Construction year: 1959

State: To be refreshed

Front width: 6,35 m

Orientation rear: West

Orientation facade: East

## COMFORT

Furnished: No

## ENERGY

EPC score: 739

EPC code: 0003837106-RES-1

EPC class: F

Electricity certificate: Yes, not conform

## TERRAIN

Ground area: 440,00 m<sup>2</sup>

Garden: Yes (360,00 m<sup>2</sup>)

## LAYOUT

Living room: 31,00 m<sup>2</sup>

Kitchen: 9,00 m<sup>2</sup>

Veranda: Yes

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

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

Bedroom 3: 6,50 m<sup>2</sup>

Toilets: 2

Terrace: 15,00 m<sup>2</sup>

Cellar: 36,00 m<sup>2</sup>

Attic: 40,00 m<sup>2</sup>

## TECHNICS

Electricity: 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  
Asbestos inventory certificate creation date:  
01/04/2026  
Flooding area: Not located in flood area  
G-score: A  
P-score: A