

Grote Baan 305 , 1620 Drogenbos

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FOR SALE - MULTI-PURPOSE BUILDING

€ 359.000

Grand' Route 148, 1620 Drogenbos

Ref. 7535512



Availability: tbd with the
owner

Surf. Living: 212m²

Surf. Plot: 163m²

Neighbourhood: central

DESCRIPTION

Don't miss this unique opportunity! This versatile property, featuring a commercial ground floor and an apartment above, offers the perfect blend of business and living under one roof.

The ground floor is currently fitted out as a restaurant with an installed kitchen, ideal to start operating quickly or to launch your own concept. On the first floor, there is an apartment with one bedroom. On the second floor, a second bedroom has been arranged. This makes it perfectly suitable for private residential use.

With a total usable floor area of 212 m² (according to the EPC), this property offers countless possibilities: hospitality, catering/food concept, or another commercial activity combined with comfortable living.

Looking for a centrally located property with potential and flexibility? Schedule your visit today and discover how this building can support your plans.

FINANCIAL

Price: € 359.000,00

Available: Tbd with the owner

Land registry income: € 2.112,00

BUILDING

Surface: 212,00 m²

Fronts: 2

Construction year: 1930

State: Good state

Number of floors: 2

Orientation facade: North-east

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

EPC code: 20250501-0003590860-KNR-1

EPC class: E

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

Ground area: 163,00 m²

LAYOUT

Kitchen: 36,00 m², fully fitted

Toilets: 4

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:

05/05/2025

G-score: B

P-score: B