

Grote Baan 305 , 1620 Drogenbos

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## FOR SALE - MULTI-PURPOSE BUILDING

€ 1.380.000

Rue Kuiken 192, 1620 Drogenbos

Ref. 7563630



Garages: 2

Surf. Living: 820m<sup>2</sup>

PEB/EPB: 276kwh/m<sup>2</sup>/j

Surf. Plot: 520m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Discover this unique building in the heart of Drogenbos, a versatile property where space, character and professional opportunities come together seamlessly. The ground floor features a generous commercial area of approx. 355 m<sup>2</sup>, currently fitted out as a restaurant. Thanks to its spacious layout, double garage and practical circulation, this level is perfectly suited for a wide range of commercial activities.

On the first floor, you'll find a large, multifunctional hall of approx. 250 m<sup>2</sup>, an adaptable space ideal for meetings, private dining, events, workshops or office use. On this floor, there are also separate toilets and two individual rooms.

The second floor offers a fully independent apartment of approx. 170 m<sup>2</sup>, including four bedrooms, two bathrooms, an open kitchen, living area and storage room. An additional attic space of approx. 40 m<sup>2</sup> completes this level. The apartment has an EPC label C.

The location is a major asset: right in the centre of Drogenbos, with excellent access to the Ring, shops and public transport. Clients, suppliers and residents can easily reach the property, while its visibility and commercial potential are exceptional.

The sale is carried out through the transfer of 100% of the shares of the patrimonial company that exclusively owns this property.

This is not a standard listing, but a rare opportunity to shape a spacious and strategically located building entirely to your own vision. Are you ready to develop your next project here?

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## FINANCIAL

Price: € 1.380.000,00

Land registry income: € 5.604,00

## BUILDING

Surface: 820,00 m<sup>2</sup>

Fronts: 2

Construction year: 1995

State: Good state

Orientation facade: North

## SPECIFIC AREA

Restaurant: Yes

Multipurpose room: Yes

Toilettes M/W: Yes

## ENERGY

EPC score: 276

EPC code: 20250526-0003610204-RES-1

EPC class: C

Double glazing: Yes

Heating type: Condensation

Heating: Individual

## LOCATION

Environment: Central, commercial environment

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 520,00 m<sup>2</sup>

## LAYOUT

Kitchen: 41,00 m<sup>2</sup>

Toilets: 9

Cellar: Yes

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Not disclosed

Destination: Living zone

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Not disclosed

Water-sensitive open space area: No

G-score: A

P-score: A

## **PARKING**

Garage: 2