

house

**€ 698.000**

Liersesteenweg 414, 2800 Mechelen



835 m²



363 m²



#### ☒ Unique Living Gem in Mechelen: An Oasis of Tranquility with Unprecedented Possibilities!

Welcome to this beautiful piece of real estate located on the enchanting outskirts of Mechelen. A 767 m2 site framed by lush greenery houses a charming L-shaped corner-style home ready to embrace its new owners. Behind its modest brick facade is a true treasure waiting to be discovered.

With a generous living area of 363 m2, this home offers an abundance of space and comfort. Upon entering, you are welcomed by a spacious entrance hall, leading to a room with dressing room and a large bathroom complete with bathtub, shower and double vanity unit.

Upstairs you will find two spacious bedrooms, and on the second floor two more, each with their own unique charm and character. The living space of 77 m2 radiates coziness, with a cozy lounge with fireplace and a dining area overlooking the beautiful garden.

The fully equipped kitchen with a cozy dining area, characterized by a high ceiling, offers a seamless connection to the green surroundings and the terrace, ideal for receiving guests or just enjoying a quiet breakfast in the fresh air.

The right wing of the house houses a spacious mezzanine perfect for two offices, as well as two additional bedrooms, one of which has its own shower room (sink and toilet) and bespoke closets. A separate entrance through the garage leads to a checkroom, toilet and large storage room, making this property perfect for various living and working situations.

A usable basement offers additional storage space, while outside a covered terrace with fireplace provides the perfect setting for relaxation and socializing, where every day feels like a vacation.

With a touch of refreshment, this property could be transformed into an even greater gem. Ideal for a family looking for space and tranquility, a duo home for two households, a combination of professional and private space, or even as a base for a thriving Bed & Breakfast.

Thanks to its strategic location, you will enjoy an oasis of tranquility here, away from the hustle and bustle of the city, without any interference from the brick road. It's time to make your dream of an idyllic life come true - welcome home! ☒

## Characteristics

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## GENERAL

Address:	Liersesteenweg 414 2800 Mechelen
Price:	€ 698.000
Ground area:	835 m²
Habitable surface:	363 m²
Number of bedrooms:	7
Number of bathrooms:	2
Number of garages:	1
Construction year:	1951
Renovation year:	2001
Cadastral income (indexed):	2905
Cadastral income:	€1389
Availability:	Date

## LAYOUT

Office:	10.54 m²
Extra Space:	2.85 m²
Toilet 1:	1.44 m²
Vestiaire:	0.94 m²
:	47.24 m²
Bedroom 1:	12.02 m²
Dressing:	5.92 m²
Veranda:	33 m²
Entrance Hall:	6.4 m²
:	7.92 m²
Bathroom 1:	14 m²
Kitchen:	21.6 m²
Dining Room:	21.6 m²
:	7.2 m²
Bedroom 2:	14 m²
Bedroom 3:	21.6 m²
Bedroom 4:	18.32 m²
Bedroom 5:	16.82 m²
Mezzanine:	18.33 m²
:	7.2 m²
:	9.31 m²
Attic Floor (Room):	14.36 m²
Attic:	14.36 m²
Garden:	460 m²
Garage:	18.58 m²
:	47 m²

## COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu

## EPC

EPC:	327 kWh/m²
EPC level:	D

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7



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#### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area