

house

**€ 385.000**

Adegemstraat 4, 2800 Mechelen



1



39 m²



95 m²



Commercial property with residential, in the center of Mechelen.

Commercial ground floor (+42m²) + two floors possible to convert into an apartment, located in a street with a lot of passage, center Mechelen.

A successful hair salon was operated here for many years, with a loyal clientele. The commercial part is in perfect condition, with possibility to continue the activity immediately. A guest toilet, kitchenette and laundry/storage room are available. Of course, other operations or offices can be set up here.

The 1st & 2nd floor needs to be completely renovated into a pleasant home for personal use or as additional professional space.

A major asset is the excellent commercial location, in a street with lots of transit, within walking distance of the station and downtown.

## Characteristics

### GENERAL

Address:	Adegemstraat 4 2800 Mechelen
Price:	€ 385.000
Ground area:	39 m²
Habitable surface:	95 m²
Facade width:	4.52 m
Number of bedrooms:	1
Construction year:	1918
Cadastral income:	€984
Availability:	To be established

### LAYOUT

:	29.7 m²
Toilet 1:	4.05 m²
:	30.6 m²
:	30.6 m²
Basement:	19.26 m²

### COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Single and Double
Window frame:	Alu and Wood

### EPC

EPC:	329 kWh/m²
EPC level:	D

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#### ADDITIONAL INFORMATION

Urban planning destination: Residential area with cultural, historical and esthetic value

Urban planning permits: Yes

Summons and recovery claim: No judicial recovery measure or administrative measure

Pre-emption right: Yes

Subdivision permit: No

Flood-sensitive area: Not located in a flood-prone area