

## Commercial ground floor with triplex app in the heart of Mechelen!

**€ 649.000**

Veemarkt 38, 2800 Mechelen



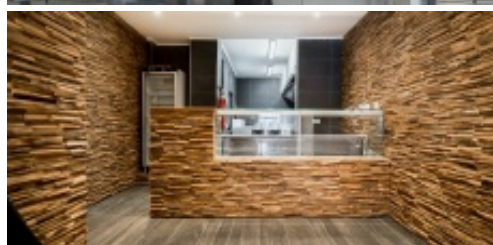
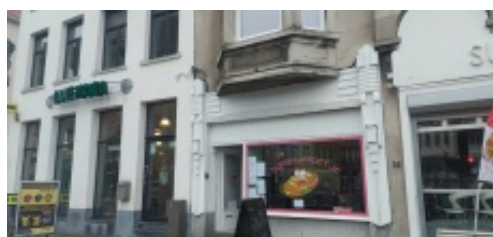
2



84 m²



180 m²



Glv new licensed catering business with refrigerated arc , fully equipped kitchen, cooler, 2 toilets and extra storage space in the basement.

The triplex apartment is also completely renovated and divided into two one-bedroom apartments and an attic. These can be rented out separately as a B&B or, with some modifications, become a triplex apartment again. On the 1st floor there is a terrace of 12 m².

Parking over the door

## Characteristics

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### GENERAL

Address:	Veemarkt 38 2800 Mechelen
Price:	€ 649.000
Ground area:	84 m <sup>2</sup>
Habitable surface:	180 m <sup>2</sup>
Number of bedrooms:	2
Number of bathrooms:	2
Renovation year:	2023
Cadastral income:	€2062

### LAYOUT

Entrance Hall:	1.94 m <sup>2</sup>
Commercial Space:	48.9 m <sup>2</sup>
Kitchen:	7.93 m <sup>2</sup>
Toilet 1:	1.08 m <sup>2</sup>
:	5.94 m <sup>2</sup>
Terrace:	3.61 m <sup>2</sup>
Basement:	32.21 m <sup>2</sup>
:	4.97 m <sup>2</sup>
:	1.85 m <sup>2</sup>
Bathroom 1:	4.18 m <sup>2</sup>
Living Room With Open Kitchen:	29.25 m <sup>2</sup>
Bedroom 1:	17.14 m <sup>2</sup>
Terrace:	12.19 m <sup>2</sup>
:	4.97 m <sup>2</sup>
:	1.85 m <sup>2</sup>
Bathroom 2:	6.13 m <sup>2</sup>
Living Room With Open Kitchen:	20.36 m <sup>2</sup>
Bedroom 2:	17.14 m <sup>2</sup>
Storage Attic:	30 m <sup>2</sup>

### COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Pvc and Wood

### EPC

EPC:	152 kWh/m <sup>2</sup>
EPC level:	B
EPC unique code:	2340150

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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: No

Subdivision permit: No

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