

## Commercial property with residential in vibrant city centre

**€ 470.000**

Veemarkt 8, 2800 Mechelen



148 m<sup>2</sup>



286 m<sup>2</sup>



Unique commercial space with residential for sale in the vibrant heart of Mechelen, suitable for various business purposes such as catering, retail or office.

Behind this attractive art-deco facade, there is currently a flower shop, with a ground-floor layout consisting of two adjoining spaces, one of which is equipped with a counter. There is also a spacious shed that can serve as storage, with access to a dry and usable cellar. The ground floor has the necessary sanitary facilities, including two toilets and a sink, for the comfort of guests or customers. To the rear of the commercial property is a terrace in an inner courtyard.

The living area on the first and 2nd floors has been completely renovated. On the first floor is the living area, with an adjoining kitchen and bathroom. The toilet is separate from the bathroom. On this floor you will also find the first bedroom of impressive size, with an area of 23 m<sup>2</sup>.

A sturdy wooden staircase leads to the second floor, where the master bedroom with terrace (27 m<sup>2</sup>) and the second bedroom are located. The attic space has been converted into an additional bedroom, with a generous 45 m<sup>2</sup> of space.

The excellent location of this property makes it ideal for various commercial purposes!

## Characteristics

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3 148 m<sup>2</sup>



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### GENERAL

Address:	Veemarkt 8 2800 Mechelen
Price:	€ 470.000
Ground area:	148 m <sup>2</sup>
Habitable surface:	286 m <sup>2</sup>
Facade width:	3.5 m
Number of bedrooms:	3
Number of bathrooms:	2
Construction year:	1934
Renovation year:	2021
Cadastral income:	€1986
Availability:	Onact

### LAYOUT

Commercial Space:	56.06 m <sup>2</sup>
Entrance Hall:	5.9 m <sup>2</sup>
Kitchen:	16.23 m <sup>2</sup>
Toilet 1:	8.28 m <sup>2</sup>
Laundry + Storage:	6.3 m <sup>2</sup>
Storage:	1.72 m <sup>2</sup>
Storage:	8.4 m <sup>2</sup>
Living:	20.79 m <sup>2</sup>
Kitchen:	9.13 m <sup>2</sup>
Toilet 2:	1.29 m <sup>2</sup>
Bathroom 1:	5.16 m <sup>2</sup>
:	6.68 m <sup>2</sup>
Bedroom 1:	22.85 m <sup>2</sup>
Bedroom 2:	27.52 m <sup>2</sup>
:	6.48 m <sup>2</sup>
Bedroom 3:	11.07 m <sup>2</sup>
Attic:	45 m <sup>2</sup>
Basement:	24 m <sup>2</sup>
Terrace:	20.9 m <sup>2</sup>

### COMFORT

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

### EPC

EPC:	195 kWh/m <sup>2</sup>
EPC level:	B

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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:	Not applicable
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area