

## Apartment

**€ 489.000**

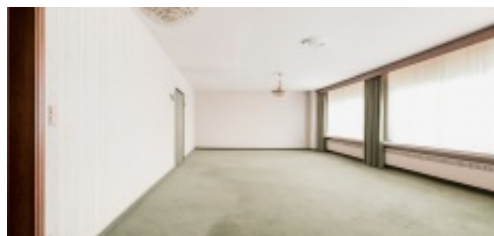
Hanswijkstraat 37, 2800 Mechelen



2



221 m²



Located in a quiet street, this apartment is in a perfect location, walking distance from the station and from the bustling center. With a living area of 221 m<sup>2</sup> and a terrace overlooking "the herb garden", this apartment offers an opulent living environment. A spacious entrance hall with checkroom leads to a generous living space of 66 m<sup>2</sup>, perfect for socializing or relaxing in comfort. The fully equipped top kitchen with dining area not only provides a wonderful ambiance for culinary adventures, but also connects to the terrace to blissfully enjoy the outdoors.

Custom cabinets in the checkroom, storage room and bedroom offer smart storage, while the fitted bathroom with bathtub, shower, toilet and double sink offers an oasis of calm for relaxation after a long day.

There are 2 large bedrooms, one of which is furnished with an additional annex bathroom.

The apartment is bathed in natural light and offers the opportunity to create contemporary furnishings within a limited budget so that it is ready for immediate occupation.

In addition, a very spacious garage box offers space for 2 cars (parking behind each other) and a large storage room, perfect for additional bicycle storage, available at a sale price of €45,000.

Contact soon for an appointment and discover this unique property on the edge of town!

## Characteristics

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### GENERAL

Address:	Hanswijkstraat 37 2800 Mechelen
Price:	€ 489.000
Habitable surface:	221 m²
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	1980
Renovation year:	2005
Cadastral income (indexed):	2290
Cadastral income:	€2255

### LAYOUT

Entrance Hall:	2.74 m²
:	40.07 m²
Living:	64.47 m²
Kitchen:	19 m²
Terrace:	70.6 m²
Bathroom 1:	9.1 m²
Toilet 1:	1.8 m²
Bedroom 1:	16.2 m²
Bedroom 2:	19.44 m²
Bathroom 2:	3.04 m²
Storage:	3.44 m²
:	1.63 m²
Washing Space:	3.59 m²

### COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double

### EPC

EPC:	140 kWh/m²
EPC level:	B
EPC unique code:	0003159896-RES-1

### ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
Urban planning permits:	Not applicable
Summons and recovery claim:	Not applicable
Pre-emption right:	Yes
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area