

## appartement

**€ 249.000**

Elektriciteitstraat 35, 2800 Mechelen



3

100 m<sup>2</sup>

Discover this well-maintained corner apartment, ideally located for a vibrant lifestyle. With its bright living space of +/- 30m<sup>2</sup>, equipped with parquet, this apartment offers a perfect environment for comfortable living. Enjoy 3 bright bedrooms, a well-equipped kitchen with modern appliances such as ceramic hob, combination oven, extractor hood, fridge freezer and dishwasher. The recently renovated bathroom includes a walk-in shower and 2 sinks, while there is also a separate toilet.

Relax and enjoy the sun on not one, but 2 terraces: the south oriented terrace of consists of 16,9m<sup>2</sup> and the west terrace consists of 18,8m<sup>2</sup>.

The windows were recently replaced in April 2024.

This corner apartment is sold with a convenient storage room for extra storage space, along with a convenient garage box . The garage box is subject to a surcharge of €26,000 on top of the asking price.

Located in close proximity to stores, public transport and major access roads, this location offers the best of both worlds - tranquility and accessibility.

Don't miss this unique opportunity to live in a well-located corner apartment or invest in an attractive rental apartment.

## Characteristics

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## GENERAL

Address:	Elektriciteitstraat 35 2800 Mechelen
Price:	€ 249.000
Habitable surface:	100 m <sup>2</sup>
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1970
Renovation year:	2024
Cadastral income:	€1316

## LAYOUT

Entrance Hall:	5.78 m <sup>2</sup>
Night Hall:	3.6 m <sup>2</sup>
Toilet 1:	1.16 m <sup>2</sup>
Living:	29.4 m <sup>2</sup>
Kitchen:	10.82 m <sup>2</sup>
Bathroom 1:	5.17 m <sup>2</sup>
Bedroom 1:	14.74 m <sup>2</sup>
Bedroom 2:	9.68 m <sup>2</sup>
Bedroom 3:	9.68 m <sup>2</sup>
Storage:	2.01 m <sup>2</sup>
Vestiaire:	1.17 m <sup>2</sup>
Terrace:	18.75 m <sup>2</sup>
Terrace:	16.88 m <sup>2</sup>
Garage:	18.56 m <sup>2</sup>

## COMFORT

Heating:	Common
Kitchen:	All built-in
Glazing:	Double
Window frame:	Pvc

## EPC

EPC:	97 kWh/m <sup>2</sup>
EPC level:	A

## 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