

charmant huis

€ 425.000

Arendonckstraat 3, 2800 Mechelen



Renovated house with lots of light and charm, 3 bdrms and garden!

Behind the modest facade is a lot of living pleasure.

An entrance hall with access to the guest toilet and a space that can be used as an office, laundry room, bike storage,... . The living space with open kitchen extends over the entire length of the ground floor. A large sliding window at the back gives lots of natural light into the house. Following on from the dining area is a pleasant south-facing terrace and a pleasant garden with garden shed and water feature.

On the 1st floor you will find a first bedroom and the bathroom fully equipped with sink, bath, shower and extra toilet.

The attic floor was completely finished with 2 extra (sleeping) rooms. Extra storage space is available in the basement.

The cozy little garden offers everything you expect from a city garden. Enough space to enjoy and low maintenance!

Super good location, walking distance to the train station, downtown, schools and stores. A visit to this property will surely convince and amaze you!

Characteristics

GENERAL

Address:	Arendonckstraat 3 2800 Mechelen
Price:	€ 425.000
Ground area:	100 m²
Habitable surface:	115 m²
Facade width:	4.1 m
Number of bedrooms:	3
Number of bathrooms:	1
Construction year:	1918
Renovation year:	2024
Cadastral income:	€401

LAYOUT

Entrance Hall:	2.86 m²
Office:	7 m²
Toilet 1:	1.12 m²
Living:	16.85 m²
Open Kitchen:	23.74 m²
:	6.45 m²
Bedroom 1:	11.73 m²
Bathroom 1:	9.79 m²
:	3.22 m²
Bedroom 2:	11.73 m²
Bedroom 3:	12.05 m²
Terrace:	41 m²
Basement:	11.77 m²
Storage:	10 m²

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3



100 m²



115 m²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Triple
Window frame:	Pvc

EPC

EPC:	90 kWh/m²
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:	Yes
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area