

Charming 3-bedroom house with terrace

€ 349.000

Lakenmakersstraat 153, 2800
Mechelen



2



69 m²



100 m²



Starter home in prime location near downtown, train station and Mechels Broek

This original and completely renovated house has an excellent EPC score and offers a perfect opportunity for starters or investors. Upon entering, you pass a wall separating the entrance hall from the kitchen, the only wall on the ground floor. The new kitchen with breakfast bar

is equipped with all comforts. The living room has an open structure, a stylish staircase and a large window in the rear facade. This makes the outdoor space the extension of the home. .

On the second floor there is a new bathroom with a walk-in shower, modern double sink cabinet and electric towel dryer. There is also a separate toilet and the master bedroom.

The stairs continue to the second floor, where an open space awaits that could perfectly serve as an office, hobby room or extra bedroom. This is also where the retractable attic stairs are provided, providing additional storage space. Furthermore, here you will find the second bedroom.

This energy-efficient home is heated and cooled with an air conditioning/heating system coupled with a heat pump and is asbestos-safe. An ideal home to start carefree!

Excellent location

The home is within walking distance of the train station, downtown and close to approach roads.

Characteristics

GENERAL

Address:	Lakenmakersstraat 153 2800 Mechelen
Price:	€ 349.000
Ground area:	69 m²
Habitable surface:	100 m²
Facade width:	5.6 m
Number of bedrooms:	2
Number of bathrooms:	1
Renovation year:	2024
Cadastral income:	€349
Availability:	Onact

LAYOUT

Living Room With Open Kitchen:	33.1 m²
Night Hall:	6.2 m²
Bathroom 1:	7.3 m²
Bedroom 1:	16.3 m²
Toilet 1:	1.1 m²
Office:	12.6 m²
Bedroom 2:	18.7 m²
Attic:	15 m²
Garden:	17.7 m²

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COMFORT

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

EPC

EPC:	123 kWh/m ²
EPC level:	B

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