

charmant huis

€ 255.000

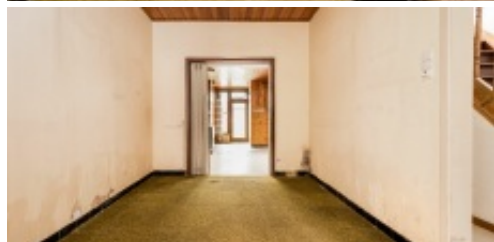
Bethaniënstraat 39, 2800 Mechelen



115 m²



135 m²



Family house to renovate with garden in child friendly neighborhood

This family home with garden, located between the Leuven canal and the Dijle, offers a unique opportunity for those who like to roll up their sleeves. The property is within walking distance of the city center and close to the E19 Mechelen-North exit. The Vrijbroek Park and the train station are within a 10-minute bike ride, making this the perfect base to enjoy city life!

Practical layout and spacious rooms The house has a practical layout and large rooms, providing the ideal basis for creating a fine family home.

Layout Ground floor:

Entrance hall with staircase Open living space Dining room with adjoining kitchen and laundry Toilet

Second floor:

Large bedroom of 17,37m² Bathroom with adjoining small room/dressing, which could possibly serve as an extension to the bathroom

Second floor:

Large bedroom of 17,28m² Attic space/extra bedroom

The house has a cozy enclosed urban garden with a spacious garden shed.

With the necessary renovation works, this house can be transformed into a modern gem. Ideal for those looking for a charming family home in a prime location!

Characteristics

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2



115 m²



135 m²

GENERAL

| | |
|----------------------|-------------------------------------|
| Address: | Bethaniënstraat 39 2800 Mechelen |
| Price: | € 255.000 |
| Ground area: | 115 m ² |
| Habitable surface: | 135 m ² |
| Facade width: | 4.7 m |
| Number of bedrooms: | 2 |
| Number of bathrooms: | 1 |
| Construction year: | 1932 |
| Cadastral income: | €510 |
| Availability: | Onact |

LAYOUT

| | |
|----------------|----------------------|
| Entrance Hall: | 10.6 m ² |
| Living: | 43.9 m ² |
| Kitchen: | 5.19 m ² |
| Washing Space: | 1.19 m ² |
| Night Hall: | 5.95 m ² |
| Bathroom 1: | 4.69 m ² |
| Dressing: | 4.9 m ² |
| Bedroom 1: | 17.37 m ² |
| Night Hall: | 5.97 m ² |
| Bedroom 2: | 17.28 m ² |
| Storage Attic: | 10.13 m ² |
| Storage: | 18.6 m ² |
| Garden: | 18.4 m ² |

COMFORT

| | |
|---------------|------------------------|
| Heating: | Individual |
| Kitchen: | Cupboards & appliances |
| Glazing: | Double |
| Window frame: | Wood |

EPC

| | |
|------------|------------------------|
| EPC: | 644 kWh/m ² |
| EPC level: | F |

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 |