

flat

**950 €/month**

Maurits Sabbestraat 94, 2800  
 Mechelen

3 119 m<sup>2</sup>



Nice, move-in ready triplex apartment above a quiet commercial.

Through the separate entrance hall you reach the access to the 1st floor with a landing, large living room with parquet floor and large fireplace (not in use) where still an authentic atmosphere is preserved. Then you enter the kitchen which is completely renovated this month. Also the bathroom with toilet, bath/shower and washbasin cabinet will be freshened up! On the 2nd floor there are 2 large rooms of which 1 has been divided into 2. The attic can serve as a full room, office, storage space,...

No terrace and no elevator. Good location near roads, station and center.

## Characteristics

### GENERAL

Address:	Maurits Sabbestraat 94 2800 Mechelen
Price:	950 €/month
Habitable surface:	119 m <sup>2</sup>
Number of bedrooms:	3
Number of bathrooms:	1
Cadastral income:	€0
Availability:	Immediate

### LAYOUT

Living:	39.62 m <sup>2</sup>
Kitchen:	8.72 m <sup>2</sup>
Bathroom 1:	4.88 m <sup>2</sup>
Toilet 1:	1.42 m <sup>2</sup>
:	8.38 m <sup>2</sup>
Bedroom 1:	12.99 m <sup>2</sup>
Bedroom 2:	11.57 m <sup>2</sup>
Bedroom 3:	11.68 m <sup>2</sup>
Attic Floor (Room):	19.9 m <sup>2</sup>

### COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double

### EPC

EPC:	269 kWh/m <sup>2</sup>
EPC level:	C

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## ADDITIONAL INFORMATION

Urban planning permits:	Not applicable
Summons and recovery claim:	Not applicable
Pre-emption right:	Not applicable
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area