

charmant huis

**€ 423.000**

Vaartdijk 75, 2800 Mechelen

 2  91 m<sup>2</sup>  119 m<sup>2</sup>



Discover this move-in ready home, ideally located on the waterfront in close proximity to the central station and Vrijbroek Park.

- Ground floor: Small entrance hall leading to a very bright living space, perfect to convert into a lounge and dining area. The new open-plan kitchen offers lovely views of the charming city garden. Practical storage room suitable for washing machine and tumble dryer, as well as a separate toilet.
- First floor: Very spacious bedroom that can easily be divided into two rooms, or converted into a bedroom with dressing room or office. The bedroom offers access to a pleasant roof terrace. The bathroom has a bathtub, sink and toilet.
- Second floor: Additional spacious bedroom, ideal for guests or as master bedroom.
- Outdoor space: The city garden is fully laid out with a combination of tiles and greenery, offering plenty of privacy.

This property combines comfort and style with an exclusive location. Perfect for those looking for a property with character and a convenient location.

**Characteristics**

**GENERAL**

Address:	Vaartdijk 75 2800 Mechelen
Price:	€ 423.000
Ground area:	91 m <sup>2</sup>
Habitable surface:	119 m <sup>2</sup>
Facade width:	5.2 m
Number of bedrooms:	2
Number of bathrooms:	1
Renovation year:	2022
Cadastral income:	€543

**LAYOUT**

Entrance Hall:	0.93 m <sup>2</sup>
Living:	27.58 m <sup>2</sup>
Kitchen:	10.74 m <sup>2</sup>
Washing Space:	2.87 m <sup>2</sup>
Toilet 1:	2.88 m <sup>2</sup>
:	2.7 m <sup>2</sup>
Bedroom 1:	13.71 m <sup>2</sup>
Office:	8.42 m <sup>2</sup>
Bathroom 1:	7.21 m <sup>2</sup>
Terrace:	7.08 m <sup>2</sup>
:	2.7 m <sup>2</sup>
Bedroom 2:	23.35 m <sup>2</sup>
Garden:	32 m <sup>2</sup>

charmant huis

**€ 423.000**

Vaartdijk 75, 2800 Mechelen



2



91 m<sup>2</sup>



119 m<sup>2</sup>

COMFORT

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

EPC

EPC:	390 kWh/m <sup>2</sup>
EPC level:	D

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