

Country house with 4 bedrooms, pool house and swimming pool

€ 1.650.000

Tivolilaan 79, 2800 Mechelen



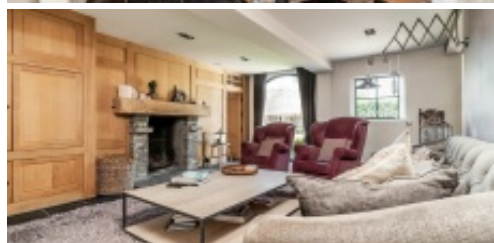
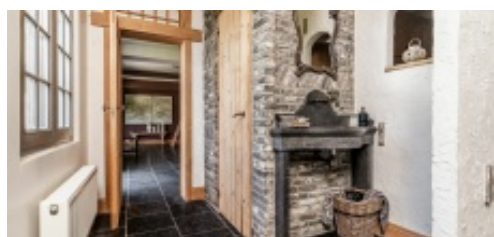
4



1303 m²



412 m²



Exceptional Country House with Swimming Pool and Pool House in a prime location in Mechelen.

Are you looking for an exclusive villa that combines luxury and comfort with tranquility and privacy?

Then this exceptional property in the Tivolilaan in Mechelen is exactly what you are looking for!

Features of the villa:

Automatic gate: You reach the driveway through an automatic gate that provides extra security and privacy.

Full fence: which ensures maximum privacy and security. **Double glazing:** The windows are equipped with double glazing in aluminum and wooden profiles, providing excellent insulation and a stylish look.

Velux windows with blinds: The windows on the second floor are Velux windows equipped with blinds, ensuring a pleasant indoor climate.

Underfloor heating: The kitchen is equipped with underfloor heating for extra comfort.

Air conditioning: The master bedroom and 2nd bedroom are equipped with air conditioning for optimal temperature control.

Cozy farmhouse style: The beautiful authentic wooden doors and the partially thatched roof give the villa a unique charm.

Swimming pool: Enjoy the spacious swimming pool (10 x 4 m) with overflow, heated and electric shutter with slats.

Rainwater well: The property has a rainwater well of 10,000 liters.

Layout of the villa:

Ground floor: Entrance hall with guest toilet: You will be welcomed in a spacious entrance hall with a guest toilet and checkroom, ideal for your visitors.

Multi-purpose room with fireplace: Ideal as an extra desk, reading area or play corner for the children.

Living: A cozy living room with fireplace and custom cabinet, which provides a warm and inviting atmosphere.

Office: Ideal for home workers equipped with a library cabinet, this space can also be converted into an extra bedroom depending on your needs.

Kitchen: An authentic and fully equipped kitchen with underfloor heating and a view of the pool. Here you can cook and enjoy with guests.

Dining Room: A spacious dining room, adjacent to the kitchen that is perfect for family dinners and gatherings with friends.

Laundry room: Equipped with all the necessary amenities for your laundry and ironing with storage space.

Indoor garage: Space for two cars and some bicycles. Under the roof there is still space that can be used for storage.

Workshop/work space: This additional and isolated space is located next to the indoor garage.

Second floor: Master Bathroom: A luxurious bathroom with a bathtub, spacious walk-in shower with bench seat, double sink, toilet and built-in music system.

Master Bedroom: Adjacent to the bathroom is the master bedroom with walk-in dressing area and air-conditioned.

Dressing: Next to the master bathroom is an additional, separate dressing room.

Night hall: The open space in the night hall provides space for a small desk.

Second bedroom: Equipped with air conditioning.

Shower Room: Located next to the second bedroom and equipped with a single sink, shower and toilet.

Third and fourth bedrooms: Both bedrooms are equipped with custom-made closets.

Cellar: Underground there is a cellar ideal of temperature for your wine stock.

Pool house with additional living area: The pool house has on the first floor a kitchen area with custom cabinet, a bathroom and storage space for garden furniture.

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on the second floor there is a spacious bedroom with an additional open space that can serve as a sitting area. Garden and terrace: Terrace: A terrace with a glass canopy where an outdoor kitchen can be placed and where there are both sun and shade spots. Garden: A very nice, south-west oriented, relaxing garden with a beautiful pool and an enclosed area for dog lovers.

Location: Located in the prestigious Tivoli Avenue in Mechelen, this villa offers a serene environment while all urban amenities are within easy reach. Here you will enjoy a perfect balance between city life and rural tranquility.

Interested? Contact us today for a viewing and be surprised by this exceptional villa that fulfills all your living desires!

Characteristics

GENERAL

Address:	Tivolilaan 79 2800 Mechelen
Price:	€ 1.650.000
Ground area:	1303 m²
Habitable surface:	412 m²
Facade width:	20 m
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Renovation year:	2009
Cadastral income (indexed):	5409
Cadastral income:	€2586
Availability:	To be established

LAYOUT

Entrance Hall:	7.48 m²
:	13.26 m²
Extra Space:	20.89 m²
Living:	28.09 m²
Kitchen:	34.51 m²
Dining Room:	36.12 m²
Washing Space:	9.83 m²
Office:	19.3 m²
Garage:	45.6 m²
:	9.98 m²
Night Hall:	10.9 m²
Bedroom 1:	34.51 m²
Bathroom 1:	21.02 m²
Dressing:	10.94 m²
Bedroom 2:	16.6 m²
Storage:	6.19 m²
Night Hall:	2.66 m²
Bedroom 3:	11.39 m²
Bedroom 4:	9.22 m²
Bathroom 2:	7.99 m²
Swimming Pool:	40 m²
Storage Attic:	35 m²
:	32 m²
:	24 m²
:	9 m²

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COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu and Wood

EPC

EPC:	248 kWh/m²
EPC level:	C

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area