

DUPLEX APARTMENT WITH MOG. UP TO 2 APARTMENTS

€ 479.000

2800 Mechelen

 2  198 m²

This exceptional apartment offers a unique view of the St. Rumbold's Tower. Located in the heart of the city, yet wonderfully quiet! Through a private entrance, you reach the basement and the floor, where there is the possibility to install an elevator. On the first floor, you will find the living spaces to be arranged: a bright living room, a dining area, and a kitchen with a separate space for a washing machine and toilet.

On the second floor, there is space to create two bedrooms and a bathroom with a dressing room. The attic provides a perfect additional area where you can enjoy a stunning view of the tower, provided you open up the roof and convert this space into a rooftop terrace.

With a complete renovation, you can create a gem in a prime location! The parking norm does not apply here, and there are several parking options nearby.

Feel free to visit the apartment and discover the wonderful opportunities this property offers!

Characteristics

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GENERAL

Address:	2800 Mechelen
Price:	€ 479.000
Habitable surface:	198 m ²
Plot width:	4.9 m
Facade width:	4.9 m
Number of bedrooms:	2
Number of bathrooms:	1
Cadastral income:	€0
Availability:	Onact

LAYOUT

Entrance Hall:	4.31 m ²
Entrance Hall:	7.04 m ²
:	8.37 m ²
Bathroom 1:	4 m ²
Living:	27.35 m ²
Living:	22.42 m ²
Living:	10.51 m ²
Kitchen:	6.5 m ²
Storage:	47.31 m ²
:	13.78 m ²
Bedroom 1:	26.25 m ²
Bedroom 2:	22.42 m ²
Dressing:	12.28 m ²
Storage:	47.31 m ²
Attic:	40.77 m ²

COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Single and Double
Window frame:	Pvc and Wood

EPC

EPC:	389 kWh/m ²
EPC level:	D

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
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