

eengezinswoning

**€ 359.000**

Maanhoeveweg 3, 2860 Sint-  
 katelijne-waver



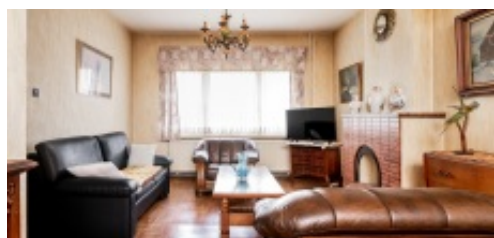
3



748 m²



119 m²



Detached home with versatile possibilities in prime location!

Are you looking for a renovation project where you can put your own stamp on it? Then this detached home is exactly what you are looking for! With more than enough parking space next to the house and a garage in the back of the large garden, this property offers you potential.

Layout of the Property:

Ground Floor:

Entrance Hall: On entering the property you are welcomed into an entrance hallway which opens onto the kitchen and to the left gives access to the living space.

Living Space: The sitting area flows seamlessly into the dining room. Perfect for creating an open living space where you can relax and receive guests.

Kitchen: Through the dining room, the door on the right leads to the kitchen with a separate door to the basement.

Veranda: overlooking the garden, adjacent to the kitchen and dining room with a separate toilet and a practical storage room with bathroom.

First Floor:

Bedrooms: The upper floor has two large bedrooms and one smaller bedroom.

Location: Quiet location in a child-friendly neighborhood within biking distance of Mechelen city, close to approach roads and the new Borger neighborhood!

Renovation or Rebuild:

This property offers a unique opportunity for a major energy renovation or even demolition and rebuilding, depending on your needs and vision.

Important Benefit: If this becomes your only owner-occupied property, you will benefit from a reduced registration fee rate of only 1% instead of the usual 3%. This offers a significant financial advantage when purchasing!

Seize this opportunity to own a property completely to your liking and enjoy the benefits this property offers.

## Characteristics

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3 748 m<sup>2</sup> 119 m<sup>2</sup>

### GENERAL

Address:	Maanhoeveweg 3 2860 Sint-katelijne-waver
Price:	€ 359.000
Ground area:	748 m <sup>2</sup>
Habitable surface:	119 m <sup>2</sup>
Plot width:	15 m
Number of bedrooms:	3
Number of garages:	1
Construction year:	1958
Cadastral income:	€642
Availability:	Onact

### LAYOUT

Entrance Hall:	7.88 m <sup>2</sup>
:	15.2 m <sup>2</sup>
Dining Room:	16.77 m <sup>2</sup>
Kitchen:	7.68 m <sup>2</sup>
Toilet 1:	1.3 m <sup>2</sup>
Veranda:	11 m <sup>2</sup>
Bathroom 1:	1.47 m <sup>2</sup>
Washing Space:	9.3 m <sup>2</sup>
Night Hall:	10 m <sup>2</sup>
Bedroom 1:	15.2 m <sup>2</sup>
Bedroom 2:	12.3 m <sup>2</sup>
Bedroom 3:	7.7 m <sup>2</sup>

### COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Single
Window frame:	Wood

### EPC

EPC:	1174 kWh/m <sup>2</sup>
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