

Move-in ready home with 4 bedrooms
 and garden in a prime location in
 Mechelen

€ 305.000

Grote Nieuwedijkstraat 104, 2800
 Mechelen

 4  133 m²



Move-in ready home with garden in a prime location in Mechelen

Are you looking for a move-in ready home in the heart of Mechelen? Look no further! This beautiful property, situated in a quiet neighborhood, offers the perfect balance between comfort and accessibility. Just a few minutes' bike ride from the vibrant city center and close to various shops, schools, and Nekkerspoel train station, this home is located in an absolutely prime spot.

Layout of the house: Upon entering through the hallway, you step into the bright living room, which seamlessly connects to a spacious kitchen. On the ground floor, you will also find a bathroom, a veranda, and a stunning Southeast-facing garden. This garden is a rare gem in this area and provides the perfect place to relax.

On the first floor, there are two elegantly decorated bedrooms. The first room is located at the front of the house, while the second bedroom is at the rear, offering a lovely view of the garden. The second floor completes the home with two additional bedrooms, making it perfect for families or those needing extra space.

Why choose this property?

Quiet and central location
 Four bedrooms
 Southeast-facing garden, a rarity in this neighborhood
 Excellent public transport connections

This is a home you must see! Don't hesitate to schedule a viewing and discover the charm of this unique property in Mechelen for yourself.

Characteristics

Move-in ready home with 4 bedrooms
 and garden in a prime location in
 Mechelen

€ 305.000

Grote Nieuwedijkstraat 104, 2800
 Mechelen

4 133 m²

GENERAL

Address:	Grote Nieuwedijkstraat 104 2800 Mechelen
Price:	€ 305.000
Habitable surface:	133 m ²
Plot width:	4 m
Facade width:	4 m
Number of bedrooms:	4
Number of bathrooms:	1
Construction year:	1970
Cadastral income:	€327
Availability:	Onact

LAYOUT

Basement:	12 m ²
:	2.64 m ²
:	6.34 m ²
:	31.2 m ²
Kitchen:	12.22 m ²
Veranda:	16.1 m ²
Bathroom 1:	5.04 m ²
:	2 m ²
Bedroom 1:	13.6 m ²
Bedroom 2:	12.84 m ²
Bedroom 3:	11.44 m ²
Bedroom 4:	8.25 m ²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Alu and Wood

EPC

EPC:	247 kWh/m ²
EPC level:	C

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:	Yes
Flood-sensitive area:	Not located in a flood-prone area