

house

**€ 310.000**

Kalverenstraat 17, 2800 Mechelen

3 106 m<sup>2</sup>



Those looking for a property to further decorate & renovate to their own liking have come to the right place.

The house is entered via a small entrance hall.

An open staircase at the front of the living room is ideal for a better feeling of space.

It was decided to close off the kitchen from the living room but this can easily be reopened. At the back, there is a separate toilet as well as the bathroom, which still needs to be fully installed.

Upstairs we find a large bedroom of 12m<sup>2</sup> as well as a walk-through room of 11m<sup>2</sup>. One could use this as an office or bring the bathroom upstairs.

On the second floor, there are two more spacious bedrooms of 11m<sup>2</sup> and 15m<sup>2</sup>.

The west-facing garden can certainly be arranged nicely.

Well located within walking distance of the city centre, railway station and shops.

Central heating throughout, double glazing with an EPC of 295 kWh/m<sup>2</sup> year (class C).

Definitely worth a visit!

## Characteristics

### GENERAL

Address:	Kalverenstraat 17 2800 Mechelen
Price:	€ 310.000
Habitable surface:	106 m <sup>2</sup>
Number of bedrooms:	3
Number of bathrooms:	1
Construction year:	1920
Renovation year:	2011
Cadastral income:	€359
Availability:	Onact

### LAYOUT

Entrance Hall:	1.87 m <sup>2</sup>
Living:	27.2 m <sup>2</sup>
Kitchen:	11.22 m <sup>2</sup>
:	4.48 m <sup>2</sup>
Bathroom 1:	2.72 m <sup>2</sup>
Toilet 1:	1.87 m <sup>2</sup>
Garden:	19.95 m <sup>2</sup>
:	3.3 m <sup>2</sup>
Bedroom 1:	10.32 m <sup>2</sup>
Bedroom 2:	12.6 m <sup>2</sup>
Bedroom 3:	11.22 m <sup>2</sup>
Bedroom 4:	14.62 m <sup>2</sup>

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COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Pvc

EPC

EPC:	295 kWh/m <sup>2</sup>
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:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area