

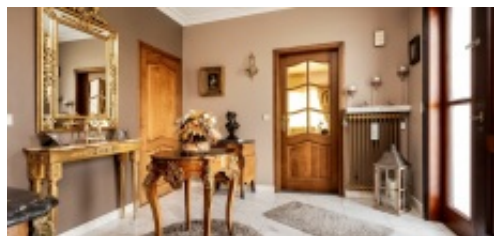
## Magnificent villa on 8,500m<sup>2</sup> plot!

**€ 845.000**

Liersesteenweg 460, 2800 Mechelen



2

8500 m<sup>2</sup>318 m<sup>2</sup>

This beautiful villa, built in 1986, combines comfort, space and privacy and offers a generous living area of 318 m<sup>2</sup> on an impressive plot of 8,500 m<sup>2</sup>.

Upon entering, you are welcomed in a spacious hall with checkroom and guest toilet. The light-filled living room, equipped with large windows and a cozy fireplace, together with the fully equipped kitchen creates a warm, inviting ambience. Adjacent is a veranda overlooking the spacious garden, ideal for relaxation.

On the first floor, the house has 2 spacious bedrooms, a bathroom with a second toilet, a practical storage room, and a large garage of 60 m<sup>2</sup>. The spacious attic offers plenty of opportunities to create additional bedrooms, hobby rooms or extra storage space.

The outdoor space is equally impressive, with a large garden, a cozy terrace and parking for four cars on the driveway. Behind the garden are two parcels of woodland, which provides a permanent expansive view. The house is equipped with all comforts such as natural gas central heating, double glazing with electric shutters, an alarm system, solar panels with battery storage and is asbestos safe.

The villa is conveniently located near schools, stores and public transport, with quick access to the E19 and the R6. This is a unique opportunity to view a fantastic property and perhaps make it your new home. Contact us today for more information or an appointment!

## Characteristics

## Magnificent villa on 8,500m<sup>2</sup> plot!

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8500 m<sup>2</sup>



318 m<sup>2</sup>

### GENERAL

Address:	Liersesteenweg 460 2800 Mechelen
Price:	€ 845.000
Ground area:	8500 m <sup>2</sup>
Habitable surface:	318 m <sup>2</sup>
Facade width:	18.5 m
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	1986
Renovation year:	2019
Cadastral income (indexed):	3784
Cadastral income:	€1863

### LAYOUT

Entrance Hall:	13.28 m <sup>2</sup>
Storage:	2.88 m <sup>2</sup>
Living:	30.88 m <sup>2</sup>
Kitchen:	14.11 m <sup>2</sup>
Veranda:	28.69 m <sup>2</sup>
Bathroom 1:	11.37 m <sup>2</sup>
Bedroom 1:	20 m <sup>2</sup>
Bedroom 2:	16.4 m <sup>2</sup>
Garage:	65.42 m <sup>2</sup>
Attic:	87.5 m <sup>2</sup>

### COMFORT

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

### EPC

EPC:	199 kWh/m <sup>2</sup>
EPC level:	B

### ADDITIONAL INFORMATION

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