

LELIESTRAAT 37 MECHELEN

€ 362.000

Leliestraat 37, 2800 Mechelen

 365 m²



At a unique location, at walking distance from the Mechelse Vaart, the totally renovated railway station and the bustling city center, lies a property ready for an exciting transformation.

The existing building, a former garage/workshop, is located on a site of approximately 365 m² and offers numerous possibilities.

Whether you dream of a spacious family home, a development of 2 residential units, or up to 3 compact homes, the choice is yours.

Together with an architect, discussions have already been held with the city planning department. From a volume study it appears that there is room for 3 ground-level starter homes, each with three floors and a private garden area. Each home has a gross habitable area of approximately 153 m², providing a comfortable living space.

This project offers a unique opportunity for developers or individuals who are looking for a challenging building project at a fantastic location.

Stop by at office for a personal interview where we will be happy to explain all the information available to you. Don't miss this opportunity to make your residential or development dream come true!

Characteristics

GENERAL

Address:	Leliestraat 37 2800 Mechelen
Price:	€ 362.000
Ground area:	365 m ²
Plot width:	25.8 m
Cadastral income:	€0

COMFORT

Heating:	Not communicated
Kitchen:	Not communicated

EPC

EPC level:	E
EPC unique code:	20240930-0003393267-KNR-1

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ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	Not yet requested
Flood-sensitive area:	Not located in a flood-prone area