

Spacious family home in cul-de-sac!

€ 488.000

Berendansstraat 9, 2800 Mechelen



Spacious family home with 4 bedrooms and large garden in quiet neighborhood of Mechelen

Are you looking for a move-in ready family home in a prime location? This semi-detached property combines a modern design, plenty of space and a quiet location in a cul-de-sac close to the city center and major connecting roads.

Property layoutGround floor:

On entering you are welcomed in a spacious entrance hall with guest toilet and access to a convenient storage room. The bright living space with large windows offers views of the garden and access to the veranda, perfect for relaxing. The fully equipped open kitchen combines sleek design with functionality, ideal for everyday use and hosting guests.

Second floor:

Here are three spacious bedrooms and a fourth room that can serve as a dressing room, office or guest room. The bathroom has a double vanity and a tub/shower combination.

Attic:

The furnished attic space offers additional possibilities, such as a fifth bedroom, office or hobby room.

Additional assets

This home is equipped with solar panels and a home battery, providing lower energy costs and a sustainable lifestyle.

Outdoor space

The home features a beautifully landscaped yard with a spacious garden shed/garage. This is the perfect place to unwind or enjoy a variety of outdoor activities.

Location

Located in a quiet cul-de-sac, this home offers an oasis of tranquility while still being close to downtown and major highways. Ideal for families who love a quiet home base without sacrificing accessibility.

Characteristics

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4



482 m²



187 m²

GENERAL

Address:	Berendansstraat 9 2800 Mechelen
Price:	€ 488.000
Ground area:	482 m ²
Habitable surface:	187 m ²
Plot width:	9 m
Facade width:	6.7 m
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Construction year:	2002
Cadastral income:	€961

LAYOUT

Entrance Hall:	11.69 m ²
Living:	32.44 m ²
Kitchen:	12.77 m ²
Veranda:	19.1 m ²
Storage:	6.82 m ²
:	3.61 m ²
Night Hall:	6.55 m ²
Bathroom 1:	6.62 m ²
Bedroom 1:	12.47 m ²
Bedroom 2:	10.82 m ²
Bedroom 3:	6.85 m ²
Bedroom 4:	8.91 m ²
Attic Floor (Room):	25.48 m ²
Garage:	15.66 m ²

COMFORT

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

EPC

EPC:	96 kWh/m ²
EPC level:	A
EPC unique code:	3489455

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