

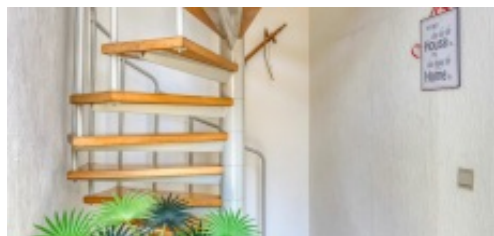
Original home of designer Chabot

€ 375.000

Koolstraat 72, 2800 Mechelen



3

124 m²125 m²

Original Townhouse with Garden and Garage in Mechelen

A unique corner property with an indoor garage, designed by the renowned architect Chabot. This Art Deco townhouse has everything to win your heart: an iconic stained-glass window that adorns the curved façade, a charming appearance, and an interior that has been carefully modernized.

Features:

Located in a quiet neighborhood near the vibrant center of Mechelen, with the Leuvense Vaart and Vrijbroekspark within walking distance, here you will enjoy the perfect balance between tranquility and urban dynamics. No renovation obligation within five years due to protection as a city and village landscape: ideal for those who wish to update the property at their own pace.

Layout: Upon entering the house, you are welcomed by a light-filled entrance hall with a spiral staircase. The front room with beautiful stained glass creates a special atmosphere and leads to the spacious living room with an open kitchen and views of the garden. Upstairs, there is a hallway that leads to three large bedrooms and a separate guest toilet. The bathroom is equipped with a bathtub, double sink, and toilet. Need extra storage space? The property also features a spacious cellar, additional storage room, and a garage with an automatic gate, ideal for those who enjoy extra space and functionality.

This property offers not only a beautiful piece of Mechelen's history but also a comfortable lifestyle in one of the city's most desirable neighborhoods. Ready to become the next owner of this unique property? Schedule a viewing soon!

Characteristics

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124 m²



125 m²

GENERAL

Address:	Koolstraat 72 2800 Mechelen
Price:	€ 375.000
Ground area:	124 m ²
Habitable surface:	125 m ²
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1935
Cadastral income:	€0

LAYOUT

Entrance Hall:	5.52 m ²
:	17.1 m ²
Living Room With Open Kitchen:	44.4 m ²
:	9.8 m ²
Bedroom 1:	18.1 m ²
Bedroom 2:	13.52 m ²
Toilet 1:	1.51 m ²
:	0.62 m ²
Bathroom 1:	6.46 m ²
Bedroom 3:	14.9 m ²
Garage:	16.2 m ²
Basement:	23.31 m ²
Storage:	9.69 m ²
Storage:	9.04 m ²

COMFORT

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

EPC

EPC:	893 kWh/m ²
EPC level:	F
EPC unique code:	3041271

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:	No
Flood-sensitive area:	Not located in a flood-prone area