Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

commercial

€ 368.000

Désiré Boucherystraat 6, 2800 Mechelen

1 | 139 m²





Characterful commercial property with spacious private residence in the heart of Mechelen

This charming property combines a superbly located commercial ground floor with a cozy living space above. Thanks to its unique blend of functionality and authenticity, this is an ideal opportunity for those who want to combine living and working, or are looking for an investment property with various possibilities.

Commercial space

On the ground floor is a commercial space of 48 m², equipped with a practical storage room and toilet. The open layout makes this space versatile for various commercial activities (excluding catering). The large windows in the entrance porch give an inviting appearance.

Living space

The upper floors offer a surprising amount of space and possibilities for private use:

Second floor (44 m²): a generous living space with basic kitchen, which can be arranged either as a living and dining room or as an office/workshop space.Second floor: possibility of spacious bedroom at the front with dressing room, followed by the bathroom with bath, shower, sink and toilet. From the bathroom there is access to a cosy terrace with two handy storage cupboards.

The property has a recently installed condensing gas wall boiler, which provides efficient heating. The windows are currently still single glazed.

Located in a lively and prime commercial location in a shopping/walking street connecting the Botermarkt, Grote Markt and the Bruul

This property exudes character and offers a rare opportunity to combine a commercial space with a cozy private residence, right in the middle of Mechelen's vibrant city center.

Characteristics

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GENERAL

Address:	Désiré Boucherystraat 6 2800 Mechelen
Price:	€ 368.000
Habitable surface:	139 m²
Facade width:	4.2 m
Number of bedrooms:	1
Number of bathrooms:	1
Construction year:	1850
Renovation year:	2016
Cadastral income:	€2097

LAYOUT

Shop:	26.73 m²
Shop:	14.85 m²
:	4.93 m²
Toilet 1:	1.6 m²
:	14.85 m²
Dining Room:	9.6 m²
Kitchen:	15.02 m²
:	4.78 m²
Bedroom 1:	14.4 m²
Dressing:	11.7 m²
Bathroom 1:	9 m²
Storage:	0.64 m²
:	0.49 m²
Terrace:	3.6 m²

COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Single
Window frame:	Wood

EPC

EPC level:	D
EPC unique code:	3662028

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
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