

## gebouw voor gemengd gebruik

**€ 699.000**

Befferstraat 14, 2800 Mechelen



3



127 m²



For sale: modern commercial house with duplex apartment in the center of Mechelen

In the heart of Mechelen you will find this ready-to-use commercial house with lots of possibilities. The ground floor is currently equipped as office space with separate meeting room and kitchenette, and has a cozy terrace. The attractive shop window ensures top visibility, making this property ideal for those who want to combine living and working. Also ideal as an investment! The duplex apartment is accessed via a separate entrance and is fully move-in ready. With 3 bedrooms, a modern bathroom and a spacious terrace, this is a comfortable family home. The apartment is currently rented out, allowing you to enjoy an immediate income.

Benefits at a glance:

Ground floor commercial property with open space, private office, meeting room, kitchenette and terrace  
 Duplex apartment with 3 bedrooms and sunny terrace  
 Modern bathroom with shower  
 Ready to move in and well maintained  
 Apartment already rented out – direct income  
 Center location, everything on walking distance  
 Ideal investment or combination living/working

A unique opportunity for entrepreneurs and investors looking for a multipurpose property in a prime location!

## Characteristics

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## GENERAL

Address:	Beffersstraat 14 2800 Mechelen
Price:	€ 699.000
Habitable surface:	127 m²
Plot width:	4.2 m
Facade width:	4.2 m
Number of bedrooms:	3
Renovation year:	2020
Cadastral income:	€0

## LAYOUT

Entrance Hall:	4 m²
:	2.89 m²
:	20.97 m²
Office:	27.05 m²
Office:	10.95 m²
Office:	11.83 m²
Toilet 1:	2.4 m²
:	3.02 m²
:	46.7 m²
Kitchen:	6.54 m²
:	6.6 m²
Toilet 1:	1.19 m²
Storage:	1.59 m²
Bedroom 1:	11.52 m²
Night Hall:	2.87 m²
:	2.72 m²
Bedroom 2:	16.76 m²
Bedroom 3:	12.62 m²
Bathroom 1:	5.07 m²

## COMFORT

Heating:	Not communicated
Kitchen:	Not communicated

## EPC

EPC level:	A
EPC unique code:	0003674373--KNR-1

## 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:	Not applicable
Flood-sensitive area:	Not yet requested