

Cozy townhouse with 3 bedrooms and outdoor space

€ 255.000

Schijfstraat 4, 2800 Mechelen



3



30 m²



76 m²



Cozy townhouse with 3 bedrooms and outdoor space near the city center!

Discover this move-in-ready townhouse with a living area of 76 m², perfectly located within walking distance of the vibrant city center, shops, and main access roads.

Upon entering, you are welcomed into a bright, open living area with a fitted kitchen and a modern spiral staircase leading to the upper floor. Adjacent to the living space is a charming terrace, ideal for enjoying a coffee outdoors or for practical storage. On the ground floor, you will also find a guest toilet and access to the cellar through a hatch in the living room.

The first floor features a spacious bedroom of 12.9 m² and a bathroom equipped with a toilet, shower, washbasin cabinet, and connection for a washing machine.

The attic floor offers an additional bedroom and a second bedroom/office or hobby room.

This property is move-in ready, boasts a good EPC score (label B), and has a compliant electrical installation making it an attractive investment opportunity for rental purposes or an ideal starter home!

The property is currently rented; the existing lease agreement must be respected.

Characteristics

GENERAL

Address:	Schijfstraat 4 2800 Mechelen
Price:	€ 255.000
Ground area:	30 m²
Habitable surface:	76 m²
Number of bedrooms:	3
Number of bathrooms:	1
Construction year:	1899
Renovation year:	2010
Cadastral income:	€288

LAYOUT

Living Room With Open Kitchen:	25.2 m²
Toilet 1:	0.76 m²
Terrace:	1.3 m²
Night Hall:	3.47 m²
Bedroom 1:	13.2 m²
Bathroom 1:	4.81 m²
Night Hall:	1.94 m²
Bedroom 2:	5.2 m²
Bedroom 3:	10.96 m²
Basement:	14.85 m²

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COMFORT

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

EPC

EPC:	148 kWh/m²
EPC level:	B
EPC unique code:	775613

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