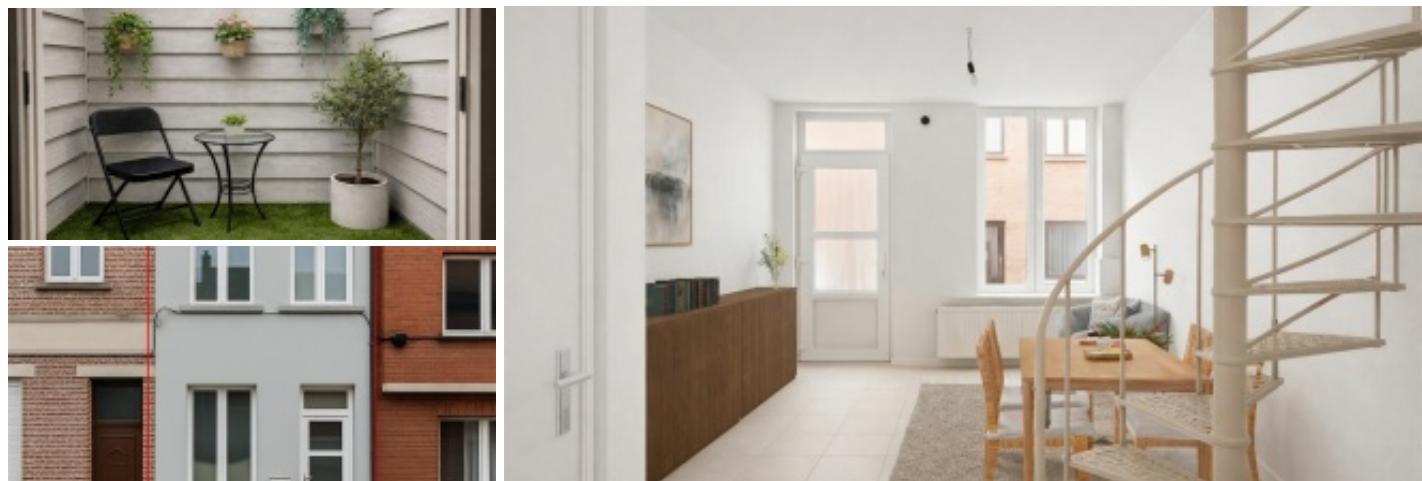


Cozy townhouse with 3 bedrooms and outdoor space

€ 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 m ² |
| Habitable surface: | 76 m ² |
| 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 m ² |
| Toilet 1: | 0.76 m ² |
| Terrace: | 1.3 m ² |
| Night Hall: | 3.47 m ² |
| Bedroom 1: | 13.2 m ² |
| Bathroom 1: | 4.81 m ² |
| Night Hall: | 1.94 m ² |
| Bedroom 2: | 5.2 m ² |
| Bedroom 3: | 10.96 m ² |
| Basement: | 14.85 m ² |

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COMFORT

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

EPC

| | |
|------------------|------------------------|
| EPC: | 148 kWh/m ² |
| 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 |