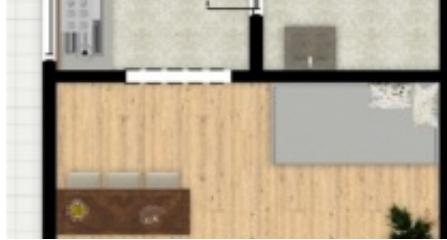


charmant huis

€ 276.000

Augustijnenstraat 45, 2800 Mechelen

3

102 m²125 m²

Closed development with two residential units in the heart of Mechelen.

This centrally located property offers a unique combination of space, functionality and a prime location. Located in the bustling city center of Mechelen, within walking distance of the Kruidtuin and the train station, this property is ideal for those who love city living with all amenities within easy reach.

On entering the property you enter an entrance hall which gives access to the staircase. Furthermore, on the ground floor there is a kitchen and shower room to be renovated. The large living space offers numerous possibilities for a cozy decoration and is the heart of this floor.

The second floor comprises a bright living space with open kitchen, ideal for those who love an open-plan living feel. Here you will also find the second bathroom, equipped with bathtub, toilet and sink unit. A fixed staircase leads you further up.

The attic was transformed into a full-fledged sleeping floor and consists of two bedrooms. Perfect as a family home or for those looking for extra space for lodgers, office or hobby.

The property is city-licensed as a single-family home, but today is divided into two residential units. Thanks to this existing structure, the property offers several possibilities for reconfiguration or multifunctional use. Ideal as an investment, kangaroo living, co-housing,...

Characteristics

GENERAL

Address:	Augustijnenstraat 45 2800 Mechelen
Price:	€ 276.000
Ground area:	102 m ²
Habitable surface:	125 m ²
Number of bedrooms:	3
Number of bathrooms:	2
Construction year:	1874
Renovation year:	2016
Cadastral income:	€397

LAYOUT

Entrance Hall:	4.18 m ²
Kitchen:	6.5 m ²
Living:	20.44 m ²
Shower Room:	4.14 m ²
:	2.09 m ²
Living:	21.28 m ²
Living Room With Open Kitchen:	16.56 m ²
Bathroom 1:	9.13 m ²
:	4.09 m ²
Bedroom 1:	14.39 m ²
Bedroom 2:	13.55 m ²

charmant huis

€ 276.000

Augustijnstraat 45, 2800 Mechelen

 3  102 m²  125 m²

COMFORT

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

EPC

EPC:	268 kWh/m ²
EPC level:	C
EPC unique code:	3332236

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