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

eengezinswoning

€ 325.000

Borgersteinlei 69, 2800 Mechelen

3 | 147 m² | 128 m²







Charming starter home with 3 bedrooms and cozy garden
An ideal home for starters or an excellent opportunity as an investment for rental!
Through the entrance hall you enter the bright, open living space that can be perfectly arranged as a dining room and lounge.
Adjacent is the spacious kitchen with practical storage room.
From the hallway with large built-in cupboard you have access to the storage room, the bathroom and the lovely garden. The garden can also be accessed from the side of the house and has a garden shed ideal for bikes and gardening equipment.
Additional storage space can be found in the dry cellar.
On the first floor there are two full bedrooms. The third bedroom is located on the attic floor and has built-in closets under the sloping roof.
The house is equipped with solar panels with battery, as well as air conditioning and heating systems in the living space and bedroom providing additional comfort and energy efficiency.

Characteristics

GENERAL

Address:	Borgersteinlei 69 2800 Mechelen
Price:	€ 325.000
Ground area:	147 m²
Habitable surface:	128 m²
Facade width:	4.8 m
Number of bedrooms:	3
Number of bathrooms:	1
Construction year:	1931
Renovation year:	2022
Cadastral income:	€704

LAYOUT

Entrance Hall:	3.34 m²
:	3.28 m²
:	26.7 m²
Kitchen:	15.49 m²
:	4.61 m²
Storage:	2.71 m²
Bathroom 1:	5.61 m²
Night Hall:	5.62 m²
Bedroom 1:	16.04 m²
Bedroom 2:	11.27 m²
Night Hall:	3.83 m²
Bedroom 3:	21.15 m²

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COMFORT

Heating:	Not communicated
Kitchen:	All built-in
Glazing:	Double
Window frame:	Wood

EPC

EPC:	343 kWh/m²
EPC level:	D
EPC unique code:	3768978

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