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

Move-in ready bell- floor apartment with garage, garden and sunny terrace

€ 449.000

Dalenborchstraat 23, 2800 Mechelen

2 | 180 m² | 186 m²







This well-kept bell floor apartment combines comfort, space and a practical layout in an excellent location.
On the ground floor is a spacious entrance hall with checkroom and access to the indoor garage as well as to several practical rooms, including a storage room (6,84m²) and laundry room (15,83m²). From this floor you have direct access to the beautifully landscaped garden with a cozy covered terrace, the ideal place to relax in peace. Exterior stairs lead to the sunny terrace, accessible from outside as well as directly from the living space.
The second floor is the heart of the house with a spacious and bright living space. There is ample space for a cozy sitting and dining area. Adjacent is the fully equipped kitchen with dining area and which easily connects to the terrace, ideal for those who like to combine indoor and outdoor living.
The second floor is furnished with 2 full bedrooms + an office space or dressing room and a bathroom with a bathtub/shower, sink and toilet.
The driveway is very practical and thanks to its convenient location, you enjoy a quiet residential area with easy access to the city center, stores, schools and major approach roads.

Characteristics

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GENERAL

Address:	Dalenborchstraat 23 2800 Mechelen
Price:	€ 449.000
Ground area:	180 m²
Habitable surface:	186 m²
Facade width:	6 m
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	1966
Renovation year:	2008
Cadastral income:	€847

LAYOUT

Entrance Hall:	12.27 m²
Office:	6.84 m²
Washing Space:	15.83 m²
Garage:	19.77 m²
:	5.3 m²
Toilet 1:	0.98 m²
:	16.82 m²
:	18.52 m²
Kitchen:	5.28 m²
Dining Room:	7.61 m²
Night Hall:	5.96 m²
Bedroom 1:	15.32 m²
Bedroom 2:	14.3 m²
Storage:	3.37 m²
Bathroom 1:	8.25 m²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Alu
Comfort inside:	Internet

EPC

EPC:	236 kWh/m²
EPC level:	C
EPC unique code:	20260406003841548

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