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

HIDDEN GEM WITH CHARACTER, SPACE AND 4 BEDROOMS (NEW CONSTRUCTION)

€ 699.000

Pasbrugstraat 1B, 2800 Mechelen

4 | 172 m² | 234 m²







A hidden gem with character, space and pure experience (new construction with 4 bedrooms).
Behind this facade, in a remarkably quiet location yet close to all major connecting roads, lies a home that you simply must discover. Within cycling distance of both town and village, a home unfolds here that surprises from the very first moment.
Entering here is no ordinary entry, but an experience. The generous entrance hall immediately sets the tone and opens to an impressive living space where light and space enhance each other. Large windows allow daylight to flow in abundantly and create a sense of freedom that is felt throughout the home. The kitchen is not just a functional place, but an atmospheric gathering space where coziness and sophistication go hand in hand.
The 1st floor offers an exceptionally large room of 28 m² that effortlessly adapts to your needs – from luxurious master bedroom to inspiring work or living space. You will also find an elegantly finished bathroom with walk-in shower and double sink, a separate toilet, a 2nd spacious bedroom and a handy storage room.
The top floor also continues to impress. The high ceilings create a particularly spacious feeling here. 2 additional bedrooms, a second bathroom with double sink and toilet, a separate shower room and additional storage space make this level complete and versatile.
Outside, a charming, carefully landscaped garden awaits where tranquility and privacy are key. The absolute added value? A separate outbuilding that offers numerous possibilities: a cozy lounge area, a creative studio, a quiet home office or additional storage space – completely to your liking.
This home cannot be captured in words alone. It has to be experienced. Every space tells a story, every corner surprises. It is that unmistakable feeling – that small moment of wonder – that lingers here.
Purchase possible at 6% or 21% VAT (subject to conditions) – further info available at the office.
Come and have a look, and let yourself be convinced by what comes to life here behind the scenes.

Characteristics

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GENERAL

Address:	Pasbrugstraat 1B 2800 Mechelen
Price:	€ 699.000
Ground area:	172 m²
Habitable surface:	234 m²
Plot width:	6 m
Facade width:	6 m
Number of bedrooms:	4
Number of bathrooms:	2
Construction year:	2026
Cadastral income:	€0

LAYOUT

Entrance Hall:	12.65 m²
Toilet 1:	1.25 m²
Kitchen:	16.97 m²
Dining Room:	10.78 m²
Living:	46.8 m²
Night Hall:	9.02 m²
Bedroom 1:	28.49 m²
Bedroom 2:	15.89 m²
Bathroom 1:	7.03 m²
Toilet 2:	1.48 m²
Storage:	2.49 m²
:	4.12 m²
Night Hall:	5.1 m²
Bedroom 3:	7.46 m²
Bedroom 4:	14.29 m²
Bathroom 2:	5.03 m²
:	4.69 m²
:	1.48 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu

EPC

EPC:	16 kWh/m²
EPC level:	A
EPC unique code:	12025-G-OMV_2024033108/EP19377/A001/D01/SDC

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Judicial recovery measure
Pre-emption right:	No
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area