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

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

€ 669.000

Pasbrugstraat 1B, 2800 Mechelen

4 | 172 m² | 234 m²







Home with the potential for a freelance business in a prime location in Mechelen
Are you looking for a property where you can perfectly carry out your professional activities (whether or not in combination with living there)? Then this property at Pasbrugstraat 1B in Mechelen (subject to a zoning change) offers an exceptional opportunity.
This property is ideally suited for, among other things, a medical practice, physical therapy, speech therapy, a psychologist's office, an architectural firm, an accounting firm, or any other office use.
Thanks to its excellent accessibility and unique layout and finishes, you'll enjoy great flexibility here. You can receive patients or clients in a professional setting while simultaneously enjoying all the comforts of a new construction. There is a cozy outdoor area and additional storage space in the back.
This property cannot be fully captured in words alone. It must be experienced. Every room tells a story; every corner surprises. It's that unmistakable feeling— – —that little moment of wonder— – —that lingers here. Significant savings due to an exemption from property tax for the first 5 years. Come take 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:	€ 669.000
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:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area