

charmant huis

€ 490.000

2800 Mechelen



3



260 m²



129 m²



A stylish home where comfort, space, and charm come together perfectly.

Through the entry hall, you enter the light-filled living area, which flows seamlessly into the dining area and the modern, fully equipped kitchen. The high-quality finishes and well-thought-out layout ensure a pleasant and stylish living experience.

Adjacent to the entry hall is a practical multipurpose room, ideal for bike storage, a laundry area, and additional storage space. There is also a separate guest restroom and a dry basement.

On the first floor, you'll find a particularly spacious bedroom and a modern bathroom. Through the bathroom, you reach the second floor, which features two more bedrooms, one of which has a cozy mezzanine.

Outside, you'll enjoy a well-maintained covered patio with additional storage space and a pleasant garden, perfect for relaxing in peace and quiet.

The home was completely renovated in 2021, has an EPC rating of B, and features a code-compliant electrical system, allowing you to live comfortably and energy-efficiently.

Located in a quiet neighborhood, within walking distance of shops, schools, and the train station, this home combines an excellent location with modern living comfort.

Optionally, a garage unit located just 300 meters from the home can be purchased for € 40,000, offering an attractive added value for extra parking and storage space.

Characteristics

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GENERAL

Address:	2800 Mechelen
Price:	€ 490.000
Ground area:	260 m²
Habitable surface:	129 m²
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1918
Renovation year:	2021
Cadastral income:	€319

LAYOUT

Basement:	3.51 m²
Entrance Hall:	4.22 m²
Washing Space:	6.83 m²
Toilet 1:	1.47 m²
:	1.99 m²
Living Room With Open Kitchen:	47.06 m²
:	3.18 m²
Bedroom 1:	11.88 m²
Bathroom 1:	11.88 m²
:	3.33 m²
Bedroom 2:	11.88 m²
Bedroom 3:	11.88 m²
Mezzanine:	7.13 m²
Storage:	1.02 m²

COMFORT

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

EPC

EPC:	144 kWh/m²
EPC level:	B
EPC unique code:	3915128

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