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

ander pand

€ 624.000

Duivenstraat 21, 2800 Mechelen

4 | 798 m² | 256 m²







A unique renovation opportunity in a prime location on Montreal Lake
In an exceptional prime location on Montreal Lake, within a particularly quiet and green residential neighborhood, this open-plan home sits on a 798 m² lot . This property offers a rare opportunity for those seeking a home with plenty of space and the chance to renovate it entirely to their own taste and in line with modern living standards. The home requires a complete renovation and currently has an asbestos-containing roof, which must be taken into account during the renovation.
The home is entirely on one level and includes a spacious entry hall, a bright living area with separate sitting and dining rooms, a kitchen with an adjoining storage room, an office, three full-sized bedrooms, a spacious bathroom, several storage rooms, and a double in-house garage. The net living area on the ground floor is approximately 232 m², while the total gross area, including the garage and attic, is approximately 436 m ².
A major asset is the attic, which is still fully unfinished and measures approximately 180 m², offering numerous possibilities for additional bedrooms, a hobby room, an office, a playroom, or an entirely new floor. Outside, the home features a pleasant terrace off the living area measuring approximately 41 m², a second terrace off the kitchen and bedroom, and a crawl space under the entire house.
Thanks to the combination of its excellent location, generous interior spaces, spacious lot, and numerous expansion possibilities, this property serves as the ideal foundation for a beautiful family home in one of the most sought-after locations near Lake Montreal. A unique opportunity for anyone who wants to create a home with character and exceptional potential, tailored entirely to their own wishes.

Characteristics

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

ander pand

€ 624.000

Duivenstraat 21, 2800 Mechelen

4 | 798 m² | 256 m²

GENERAL

Address:	Duivenstraat 21 2800 Mechelen
Price:	€ 624.000
Ground area:	798 m²
Habitable surface:	256 m²
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Construction year:	1969
Cadastral income:	€0

LAYOUT

Entrance Hall:	18.09 m²
:	23.94 m²
Dining Room:	29.16 m²
Kitchen:	14.11 m²
Storage:	1.72 m²
Toilet 1:	2.05 m²
:	2.9 m²
Heating Room:	3.5 m²
Office:	16.49 m²
Night Hall:	5.3 m²
:	5.62 m²
Bathroom 1:	8.93 m²
Bedroom 1:	18.5 m²
Bedroom 2:	12.21 m²
Bedroom 3:	17.29 m²
Garage:	50.56 m²

COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Alu and Wood

EPC

EPC:	924 kWh/m²
EPC level:	F
EPC unique code:	3929101

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