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

A 3-bedroom, 3-bathroom home in need of renovation.

€ 195.000

Tenderstraat 82, 2800 Mechelen

3 | 47 m² | 100 m²







Renovation property with a permit for regularization work
This property is ideal for anyone looking to invest in a renovation project close to the center of Mechelen. The facade has recently been completely renovated and insulated. The windows feature double-pane or high-efficiency glazing and are equipped with roller shutters.
To bring the property into compliance with zoning regulations, a courtyard must be constructed. This will require the removal of the existing kitchen and the rooftop terrace. The urban planning permit for this mandatory work has already been issued. A contractor has provided a quote of approximately € 85,000 for this work. This amount is indicative and gives you an idea of the budget required for the regularization work.
You enter through a hallway with authentic tiles. The room facing the street has a built-in closet and can serve as a bicycle storage area, laundry room, office, or hobby room. On the ground floor, you'll also find a bathroom with a walk-in shower, toilet, and sink, as well as a spacious living area where you can install an open kitchen. There is a basement beneath the living area.
On the first floor, facing the street, there is a spacious bedroom with an en-suite shower room. The connecting room can be furnished as an additional sitting area. From there, you take the stairs to the attic, where there is another spacious bedroom with its own en-suite shower room.
Shops, schools, and public transportation are nearby, as is the center of Mechelen. There are plenty of parking options in the immediate vicinity.

Characteristics

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GENERAL

Address:	Tenderstraat 82 2800 Mechelen
Price:	€ 195.000
Ground area:	47 m²
Habitable surface:	100 m²
Facade width:	4.08 m
Number of bedrooms:	3
Number of bathrooms:	3
Construction year:	1899
Renovation year:	2026
Cadastral income:	€371

LAYOUT

Entrance Hall:	4.32 m²
Washing Space:	6.12 m²
Bathroom 1:	3.32 m²
Living Room With Open Kitchen:	20 m²
Night Hall:	2.93 m²
Bedroom 1:	12 m²
Shower Room:	2.22 m²
Bedroom 2:	10.11 m²
:	1.04 m²
Bedroom 3:	18 m²
Shower Room:	2.28 m²
Dressing:	3.69 m²
Basement:	12.69 m²

COMFORT

Heating:	Individual
Kitchen:	Not present
Glazing:	Double
Window frame:	Pvc

EPC

EPC:	380 kWh/m²
EPC level:	D
EPC unique code:	3938474

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