

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

€ 240.000

Tenderstraat 82, 2800 Mechelen



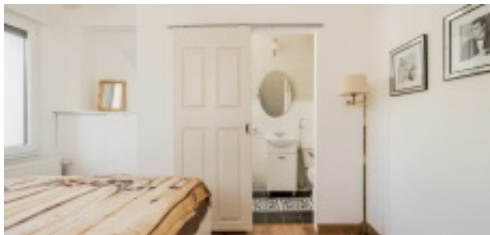
3



47 m²



100 m²



This property can be transformed into a beautiful 3-bedroom home with a charming city garden.

After renovating the ground floor, you can turn this home into a very pleasant and modern residence. The home was not renovated in accordance with the permit. A new outdoor space must be created. The facade was recently completely renovated and insulated. All windows are double-glazed and feature high-efficiency glass.

On the first floor, there are three living spaces that can be arranged according to your own preferences and taste. On the first floor, you can install a bathroom in the smaller room, and the second room can serve as a master bedroom. A fixed staircase provides access to the attic space, which can be divided into two bedrooms. The home requires a new roof, kitchen, bathroom, and central heating system. A 36m² city garden where, with some attractive decor, you're guaranteed unforgettable evenings with friends and family.

This home is ideally located just five minutes from the center of Mechelen, close to shops, schools, and public transportation. There is also ample parking available in the immediate vicinity.

Characteristics

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100 m²

GENERAL

Address:	Tenderstraat 82 2800 Mechelen
Price:	€ 240.000
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