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

app. in charmant huis

€ 270.000

Sint-katelijnestraat 102, 2800 Mechelen

2 | 133 m² | 118 m²







Charming duplex apartment with a terrace in the heart of Mechelen
Located in the lively downtown area of Mechelen, you'll find this characterful 118.6 m² duplex apartment. The home occupies the second and third floors of a small-scale, restored historic building and combines authentic features with modern comforts.
Through the shared entry hall, you reach the first floor, where a separate door leads to the private staircase to the apartment. This staircase opens directly into the open living space on the second floor. The authentic brick wall and hardwood floors create a warm atmosphere here with a distinct loft-like feel. Adjacent to the living room is the spacious kitchen, equipped with modern appliances and ample storage and counter space. The black-and-white checkered floor adds a classic touch. The gas wall-mounted boiler is discreetly housed in a built-in cabinet. Above the kitchen, there is also an additional attic space, ideal for storage.
The third floor features the bathroom and two bedrooms. The stylish bathroom includes a modern sink with a mirror cabinet and a connection for the washing machine. The master bedroom measures 18.20 m² and offers ample closet space. The second bedroom is perfect as a children's room, guest room, or home office and offers direct access to the terrace.
The private terrace is a special highlight. Here you can enjoy a beautiful view of the rooftops of Mechelen and the characteristic church towers: a lovely spot to relax, right in the heart of the city.
The building does not have an elevator and has very low common area fees.
With shops, restaurants, and cultural attractions nearby, this apartment is ideal for those seeking spacious, character-filled living in a central location in Mechelen.

Characteristics

GENERAL

Address:	Sint-katelijnestraat 102 2800 Mechelen
Price:	€ 270.000
Ground area:	133 m²
Habitable surface:	118 m²
Number of bedrooms:	2
Number of bathrooms:	1
Construction year:	1850
Renovation year:	2017
Cadastral income:	€565

LAYOUT

Living:	44.2 m²
Kitchen:	26.5 m²
Night Hall:	4.4 m²
Bathroom 1:	6.2 m²
Bedroom 1:	18.2 m²
Bedroom 2:	8.9 m²
Toilet 1:	1.4 m²

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COMFORT

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

EPC

EPC:	311 kWh/m²
EPC level:	D
EPC unique code:	3977482

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
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