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

charmant huis

€ 325.000

Jozef Van Esschestraat 35, 2860 Sint-katelijne-waver

1 | 256 m² | 81 m²







Charming single-story home with a garden and garage!
Located on a quiet street, this charming single-story home features one bedroom. The south-facing garden between the garage and the neighboring property offers plenty of privacy.
Large windows connect the entryway to the living area. The adjoining kitchen features not only appliances but also plenty of cabinet space and a skylight. There is also one bedroom and a renovated bathroom with a shower, toilet, and vanity. A porch has been built next to the house, accessible from the entryway and equipped with a pellet stove.

The spacious garage has an automatic garage door and a side entrance.

The home is located in a quiet neighborhood, with plenty of walking and biking opportunities nearby. Situated between the city of Mechelen and the village of Sint-Katelijne-Waver. Close to the Tangent and R6 access roads.

For added comfort, there is an air conditioning unit in the living room that provides both heating and cooling, combined with solar panels and a home battery (2022).
The home still requires further finishing touches and interior design to suit your personal taste. The rear wall has already been insulated and finished with stucco (2024), and the roof has also been replaced and insulated.

Characteristics

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GENERAL

Address:	Jozef Van Esschestraat 35 2860 Sint-katelijne-waver
Price:	€ 325.000
Ground area:	256 m²
Habitable surface:	81 m²
Plot width:	12 m
Number of bedrooms:	1
Number of bathrooms:	1
Construction year:	1935
Renovation year:	2024
Cadastral income:	€619

LAYOUT

Entrance Hall:	8.93 m²
Living:	28.3 m²
Kitchen:	6 m²
Bathroom 1:	6.92 m²
Bedroom 1:	12.13 m²
Veranda:	13.16 m²
Storage:	26.89 m²
Garage:	25.96 m²

COMFORT

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

EPC

EPC:	351 kWh/m²
EPC level:	D
EPC unique code:	3880551

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:	Yes
Flood-sensitive area:	Not located in a flood-prone area