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

A starter home in need of renovation in Mechelen-South!

€ 298.000

Oratorenstraat 7, 2800 Mechelen

2 | 100 m² | 116 m²







Townhouse in need of renovation with a garden in a quiet, prime location in Mechelen-Zuid
This cozy townhouse, located in the sought-after and quiet Coloma neighborhood, is the ideal starter home for anyone looking to put their own personal touch on it. With a garden and plenty of renovation potential, this is the perfect opportunity to create a home entirely to your own taste and preferences.
Upon entering through the entry hall—which also provides access to the basement and staircase—you step into the living area with an open kitchen. Adjacent to this is the veranda, where you can enjoy the view of the garden all year round. The garden offers plenty of space to relax outdoors. Imagine a cozy spot to sit and enjoy your morning coffee, a table for al fresco dining, or a little corner for herbs and flowers. The bathroom with a toilet is currently located next to the kitchen.
On the first floor, there are two spacious bedrooms measuring 13.2 m² and 15.5 m². From the rear bedroom, you have access to a separate toilet and a pull-down attic ladder. The attic space is a real asset and offers plenty of possibilities: you can set it up as a hobby room, an extra bedroom, or storage space—whatever suits your needs.
There's also a basement—a handy spot for storing supplies and items you'd prefer to keep out of sight.
The home is perfectly located with quick access to the E19 and close to the bustling center of Mechelen, which you can reach in just 5 minutes. The central train station is also easily accessible on foot. This location combines the best of both worlds: the comfort of a quiet residential neighborhood with all amenities and transportation links within easy reach.

Characteristics

GENERAL

Address:	Oratorenstraat 7 2800 Mechelen
Price:	€ 298.000
Ground area:	100 m²
Habitable surface:	116 m²
Facade width:	5.3 m
Number of bedrooms:	2
Number of bathrooms:	1
Construction year:	1935
Renovation year:	2016
Cadastral income:	€443

LAYOUT

Entrance Hall:	5.54 m²
Living:	21.42 m²
Kitchen:	11.22 m²
Washing Space:	6.45 m²
Bathroom 1:	4.26 m²
Veranda:	10.8 m²
Night Hall:	3.53 m²
Bedroom 1:	13.24 m²
Bedroom 2:	15.52 m²
Attic:	25 m²
Basement:	5.54 m²

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COMFORT

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

EPC

EPC:	482 kWh/m²
EPC level:	E
EPC unique code:	2458075

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