

## Low-rise to renovate with large garden and garage

**€ 330.000**

Borgersteinlei 169, 2800 Mechelen



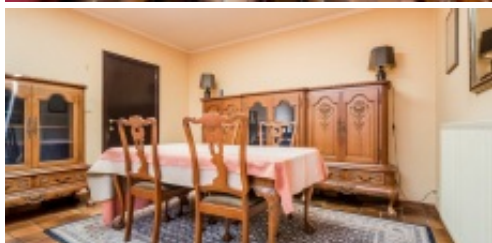
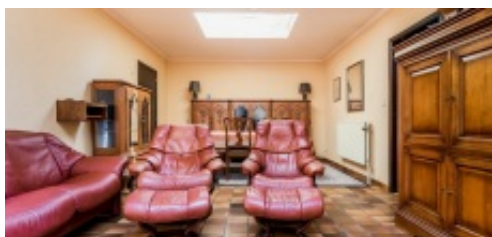
2



717 m²



132 m²



To be renovated low-rise house with rear garage/warehouse of 112m².

Do you dream of a home with everything on the same level, a spacious garden with green views and a spacious garage? Then this property is for you!

Today this villa has an entrance hall with guest toilet, an office room, a living space of 27,25m², a technical room with condensing gas wall boiler, a fully equipped kitchen, a bathroom with bath, shower and double sink unit, a 2nd separate toilet, 2 bedrooms, a night hall with dressing room and an additional laundry room with sitting area. The rear part of the house is subject to a restoration measure. The gable roof can be replaced by a flat roof (max building height 3m) and the function can only be filled in as a warehouse or storage room. Demolishing the latter part to create an open view to the garden is of course also an option. At the back there is another spacious garage, suitable for 4 cars or large storage space/workshop. A dream for any creative person or collector!

## Characteristics

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2


717 m<sup>2</sup>

132 m<sup>2</sup>

### GENERAL

Address:	Borgersteinlei 169 2800 Mechelen
Price:	€ 330.000
Ground area:	717 m <sup>2</sup>
Habitable surface:	132 m <sup>2</sup>
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	1982
Cadastral income:	€1373
Availability:	Onact

### LAYOUT

Entrance Hall:	6.25 m <sup>2</sup>
:	1.07 m <sup>2</sup>
:	1.1 m <sup>2</sup>
Toilet 1:	1.2 m <sup>2</sup>
Office:	14.24 m <sup>2</sup>
Living:	27.85 m <sup>2</sup>
:	4.45 m <sup>2</sup>
Kitchen:	14.47 m <sup>2</sup>
Night Hall:	6 m <sup>2</sup>
Bathroom 1:	6.6 m <sup>2</sup>
Toilet 2:	1.08 m <sup>2</sup>
Dressing:	13.94 m <sup>2</sup>
Bedroom 1:	17.71 m <sup>2</sup>
Bedroom 2:	16.15 m <sup>2</sup>
Garage:	112.5 m <sup>2</sup>

### COMFORT

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

### EPC

EPC:	341 kWh/m <sup>2</sup>
EPC level:	D

### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Judicial recovery measure
Pre-emption right:	No
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area