

house

**€ 285.000**

Frederik De Merodestraat 107, 2800  
 Mechelen



2



90 m²



180 m²



House to renovate on prime location in Mechelen

This house is located on one of the top locations in Mechelen. Within walking distance of the vibrant city center, close to schools and stores and near the highway Brussels-Antwerp. If totally renovated, the property has enormous potential.

The entrance hall leads into the living room, with a partially fitted kitchen, dining area, guest toilet and access to the basement. An asset of this property is the terrace where you can relax during spring and summer. Next to it, there is also a storage room that could be used to install a barbecue or an outdoor kitchen.

Continuing our exploration, we go to the second floor. Here there are two spacious bedrooms and the bathroom. The latter is equipped with sink, bathtub, shower and a second toilet. The journey continues to the attic space. Here the current owners started the structural works with the aim of creating a third and fourth bedroom. Here is also an adjacent terrace. Discover the possibilities of this top located property and create your gem in the city.

Definitely worth a visit!

## Characteristics

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## GENERAL

Address:	Frederik De Merodestraat 107 2800 Mechelen
Price:	€ 285.000
Ground area:	90 m²
Habitable surface:	180 m²
Number of bedrooms:	2
Cadastral income:	€560
Availability:	Lease contract to respect

## LAYOUT

Basement:	13.32 m²
Entrance Hall:	3.63 m²
Living:	23.56 m²
Kitchen:	13.68 m²
Storage:	10.8 m²
Laundry + Storage:	5.32 m²
Toilet 1:	1.42 m²
:	6.23 m²
Night Hall:	10.5 m²
Bathroom 1:	8.65 m²
Bedroom 1:	15.04 m²
Bedroom 2:	18.62 m²
Terrace:	16 m²
Attic:	31.44 m²

## COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Double
Window frame:	Pvc

## EPC

EPC:	588 kWh/m²
EPC level:	F

## ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Not applicable
Pre-emption right:	Yes
Subdivision permit:	Yes
Flood-sensitive area:	Located in a possible flood zone and located in a circumscribed waterside zone and located in a circumscribed flood zone