

## nieuwbouw woning

**€ 563.500**

Mechelsesteenweg 524c, 2500 Lier



5


 414 m<sup>2</sup>

 249 m<sup>2</sup>


In a central location between Lier and Duffel, a shell property is waiting for the creative fulfillment of enthusiastic owners. The house enjoys a living area of 201 m<sup>2</sup> and stands on a west-oriented plot of casco home waiting for the creative infill of enthusiastic owners. The house enjoys a living area of 215m<sup>2</sup> and stands to show off on a southwest facing plot of 6a 11ca. The stylish house is delivered wind and watertight, fitted with quality crepi and contemporary black windows. You furnish the inside of the house according to taste and budget. Upon entering, you are faced with the beautiful entrance hall and guest toilet. To the right you will find the unique living space consisting of an impressive open kitchen, dining area, storage room and living room. With the beautiful large window at the back, dream away the idyllic views of the agricultural area behind. Via the staircase, we reach the second floor. The floor consists of 3 magnificent bedrooms of 22,40m<sup>2</sup>, 13,40m<sup>2</sup> and 13,00m<sup>2</sup>, and the bathroom. One floor higher awaits the versatile attic space of 49m<sup>2</sup>. Again with the feet on the ground, or in the grass, the garden offers 330m<sup>2</sup> of lush greenery. How wonderful you will live here! And what's more, everything is just a stone's throw away! You live here in a quiet, natural environment with stores, banks, supermarkets, schools and entertainment nearby.

## Characteristics

### GENERAL

Address:	Mechelsesteenweg 524c 2500 Lier
Price:	€ 563.500
Ground area:	414 m <sup>2</sup>
Habitable surface:	249 m <sup>2</sup>
Plot width:	10.21 m
Facade width:	7 m
Number of bedrooms:	5
Number of bathrooms:	3
Construction year:	2023
Cadastral income:	€0
Availability:	Onact

### LAYOUT

:	105 m <sup>2</sup>
:	91 m <sup>2</sup>
:	53 m <sup>2</sup>
Terrace:	21 m <sup>2</sup>

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### COMFORT

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

### 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