



Commercial property with residential in vibrant city centre

€ 499,000

Veemarkt 8, 2800 Mechelen







286 m²



Unique commercial space with residential for sale in the vibrant heart of Mechelen, suitable for various business purposes such as catering, retail or office.

Behind this attractive art-deco facade, there is currently a flower shop, with a ground-floor layout consisting of two adjoining spaces, one of which is equipped with a counter. There is also a spacious shed that can serve as storage, with access to a dry and usable cellar. The ground floor has the necessary sanitary facilities, including two toilets and a sink, for the comfort of guests or customers. To the rear of the commercial property is a terrace in an inner courtyard.

The living area on the first and 2nd floors has been completely renovated. On the first floor is the living area, with an adjoining kitchen and bathroom. The toilet is separate from the bathroom. On this floor you will also find the first bedroom of impressive size, with an area of 23 m².

A sturdy wooden staircase leads to the second floor, where the master bedroom with terrace (27 m²) and the second bedroom are located. The attic space has been converted into an additional bedroom, with a generous 45 m² of space. The excellent location of this property makes it ideal for various commercial purposes!

Characteristics



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2 148 m²

286 m²

GENERAL

| Address: | 2800 Mechelen |
|----------------------|---------------|
| Price: | € 499.000 |
| Ground area: | 148 m² |
| Habitable surface: | 286 m² |
| Facade width: | 3.5 m |
| Number of bedrooms: | 3 |
| Number of bathrooms: | 2 |
| Construction year: | 1934 |
| Renovation year: | 2021 |
| Cadastral income: | €1986 |
| Availabilty: | Onact |

LAYOUT

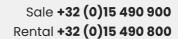
| Commercial Space: | 56.06 m ² |
|--------------------|----------------------|
| Entrance Hall: | 5.9 m² |
| Kitchen: | 16.23 m² |
| Toilet 1: | 8.28 m² |
| Laundry + Storage: | 6.3 m² |
| Storage: | 1.72 m² |
| Storage: | 8.4 m² |
| Living: | 20.79 m² |
| Kitchen: | 9.13 m² |
| Toilet 2: | 1.29 m² |
| Bathroom 1: | 5.16 m² |
| : | 6.68 m² |
| Bedroom 1: | 22.85 m² |
| Bedroom 2: | 27.52 m² |
| : | 6.48 m² |
| Bedroom 3: | 11.07 m² |
| Attic: | 45 m² |
| Basement: | 24 m² |
| Terrace: | 20.9 m² |

COMFORT

| Heating: | Individual |
|---------------|-------------|
| Kitchen: | All comfort |
| Glazing: | Double |
| Window frame: | Pvc and Alu |

EPC

| EPC: | 195 kWh/m² |
|------------|------------|
| EPC level: | В |





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ADDITIONAL INFORMATION

| Urban planning destination: | Residential area with cultural, historical and esthetic value |
|-----------------------------|---|
| Urban planning permits: | Yes |
| Summons and recovery claim: | Not applicable |
| Pre-emption right: | No |
| Subdivision permit: | No |
| Flood-sensitive area: | Not located in a flood- prone area |