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

app. in charmant huis

€ 414.000

Antwerpsestraat 90, 2500 Lier

2 145 m²







Stylish duplex with charm and comfort in the heart of Lier - 145 m² living pleasure!
Welcome to this beautiful duplex of 145 m², located in the bustling heart of Lier. This unique apartment combines authentic charm with contemporary living comfort and exudes class from the moment you step inside.
The separate entrance next to the commercial building leads you into a bright and open living space, where a modern kitchen takes center stage. Stylish wooden floors and large windows create a warm, inviting atmosphere. The elegant dining room provides the perfect setting for cozy dinners.
The fully equipped kitchen is any cooking enthusiast's dream: sleek, minimalist and equipped with high-end appliances. With direct access to the outdoor space, this is the ideal place to enjoy a morning cup of coffee in the sun. The cozy sitting area at the back opens through a large sliding window to a generous 40 sqm roof terrace a private oasis in the middle of the city, perfect for relaxing or hosting guests.
Upstairs you will find two spacious bedrooms, both with adjoining modern bathrooms, finished with luxurious materials for ultimate comfort. Each floor also features a separate guest toilet. Extra storage space is available in the handy storage attic and there is a technical room on the ground floor.
There is the possibility of taking over the lease of the garage box behind the property.
This apartment is a rare find for those looking for character, space and tranquility, right in the middle of the lively city center. Be surprised by the unique blend of style and functionality.

Characteristics

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GENERAL

Address:	Antwerpsestraat 90 2500 Lier
Price:	€ 414.000
Habitable surface:	145 m²
Facade width:	6.5 m
Number of bedrooms:	2
Number of bathrooms:	2
Construction year:	1874
Renovation year:	2015
Cadastral income:	€836

LAYOUT

Entrance Hall:	3.28 m²
:	5.6 m²
:	2.72 m²
Entrance Hall:	5.95 m²
Toilet 1:	1.83 m²
Dining Room:	18.9 m²
Kitchen:	27.95 m²
:	14.98 m²
Terrace:	40 m²
Night Hall:	6 m²
Toilet 2:	1.22 m²
Bedroom 1:	14.24 m²
Bathroom 1:	2.64 m²
Bedroom 2:	15.21 m²
Bathroom 2:	9.43 m²
Storage Attic:	32.5 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double

EPC

EPC:	127 kWh/m²
EPC level:	B
EPC unique code:	3599355

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