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

House with a garden, including 2 garages.

€ 364.000

Blauwesteenstraat 1, 2800 Mechelen

2 | 127 m² | 87 m²







Cozy family home with 2 garages in a prime location in Mechelen

You'll find this charming family home on a quiet, child-friendly street just outside Mechelen's city ring road.

As you enter, the authentic staircase in the entryway immediately catches your eye. The bright, open living space is divided into a cozy sitting area and a dining area that flows seamlessly into the open kitchen. Thanks to the view of the garden, you can enjoy a pleasant connection to the outdoors here. On the ground floor, you'll also find a storage room and a separate laundry room with the option to install an additional toilet.

The first floor features two bedrooms and a bathroom with a bath/shower combination, a vanity, and a toilet. The attic also offers the possibility of creating an additional bedroom, provided a fixed staircase and a skylight are installed.

The low-maintenance garden with artificial grass faces south and provides access to the first garage. Adjacent to it is a second garage; both are equipped with an automatic sectional door and a connecting door between the garages.

Thanks to its ideal location, you can enjoy easy access (near the E19 and shops) combined with the tranquility of a pleasant living environment.

The house with one garage and the second garage are currently rented out and generate a monthly rental income of 1,135.

Characteristics

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GENERAL

Address:	Blauwesteenstraat 1 2800 Mechelen
Price:	€ 364.000
Ground area:	127 m²
Habitable surface:	87 m²
Plot width:	5 m
Facade width:	5 m
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	2
Construction year:	1966
Cadastral income (indexed):	1171
Cadastral income:	€560

LAYOUT

Entrance Hall:	5.26 m²
Living:	8.79 m²
Dining Room:	12.5 m²
Storage:	1.6 m²
Washing Space:	1.6 m²
Kitchen:	13.44 m²
:	2.64 m²
Night Hall:	1.4 m²
Bedroom 1:	11.22 m²
Bedroom 2:	7.77 m²
Bathroom 1:	4.75 m²
Storage Attic:	28.1 m²
Garden:	28.1 m²
Garage:	20 m²
Garage:	20 m²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Pvc and Alu

EPC

EPC:	395 kWh/m²
EPC level:	D
EPC unique code:	3973091

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