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

commercial

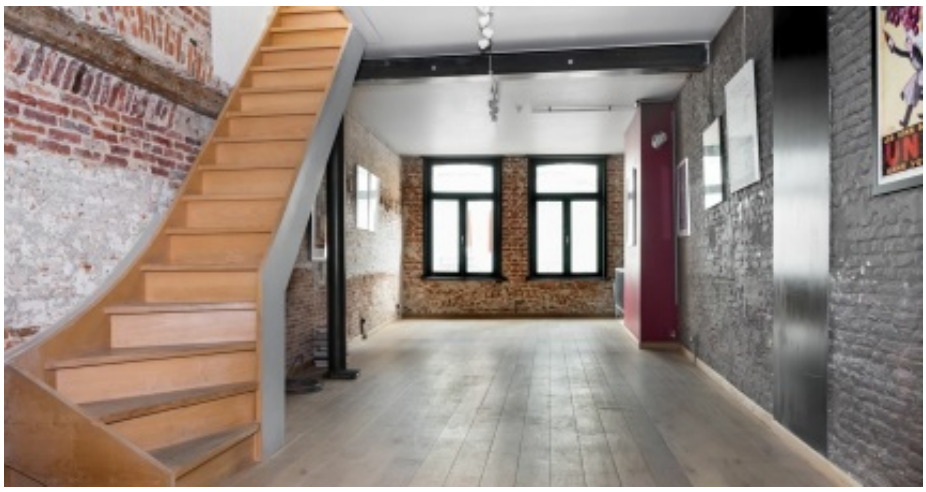
€ 368.000

Désiré Boucherystraat 6, 2800 Mechelen

1 | 55 m² | 139 m²







Charming and versatile commercial property in the heart of the city
This superbly located property offers a 48 m² ground-floor retail space with a practical storage room and toilet at the back. Thanks to its open layout, the space is perfectly suited for a variety of commercial activities.
On the first floor, there is a spacious 44 m² area equipped with a basic kitchen. This level can be easily arranged as an office, workshop space, or even a cozy living area.
The second floor is divided into two separate rooms, with a bathroom (shower, sink, and toilet) and a small terrace ideal for a quiet break.
What makes this property truly special is its authentic charm: large windows that flood the space with light, a warm atmosphere, and a flexible layout that invites creative use. The property combines functionality with character, making it easily adaptable to a wide range of concepts.
In addition, it is located in a lively pedestrian shopping street that connects directly to the Botermarkt, the Grote Markt, and the Bruul a prime location that attracts both locals and visitors.
Note: horeca activities are not permitted.

Characteristics

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GENERAL

Address:	Désiré Boucherystraat 6 2800 Mechelen
Price:	€ 368.000
Ground area:	55 m²
Habitable surface:	139 m²
Facade width:	4.2 m
Number of bedrooms:	1
Number of bathrooms:	1
Renovation year:	2016
Cadastral income:	€2097

LAYOUT

Shop:	26.73 m²
Shop:	14.85 m²
:	4.93 m²
Toilet 1:	1.6 m²
:	14.85 m²
Dining Room:	9.6 m²
Kitchen:	15.02 m²
:	4.78 m²
Bedroom 1:	14.4 m²
Dressing:	11.7 m²
Bathroom 1:	9 m²
Storage:	0.64 m²
:	0.49 m²
Terrace:	3.6 m²

COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Single
Window frame:	Wood

EPC

EPC level:	D
EPC unique code:	3662028

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
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