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

Move-in-ready duplex apartment with 2 bedrooms and a terrace.

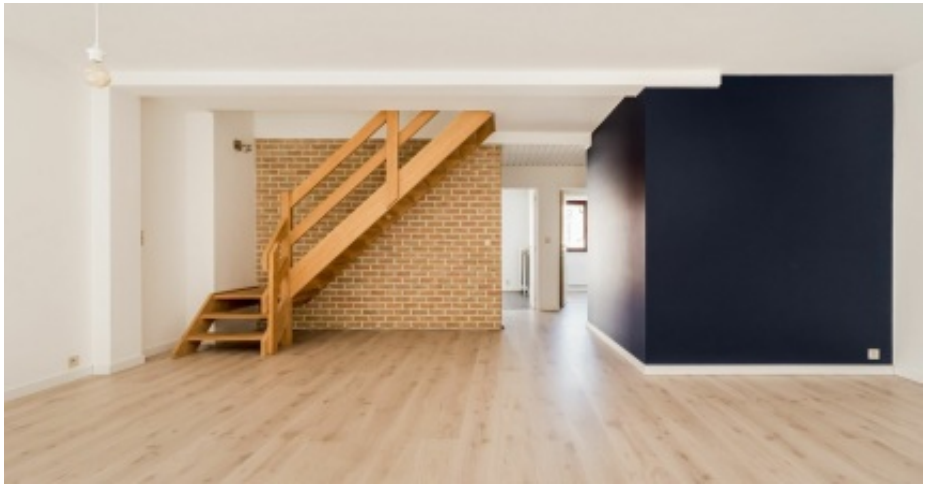
€ 299.000

Blauwhondstraat 7, 2800 Mechelen

2 130 m²







OPEN HOUSE FOR THIS PROPERTY ON SATURDAY, NOVEMBER 14, FROM 2 TO 3 P.M. Contact us to schedule your visit.
This bright, 130 m² duplex apartment combines a central location with spacious rooms and low common area fees.
Shops, cozy restaurants and cafes, and public transportation are all within walking distance.
On the third floor, the spacious 40 m² living area welcomes you with plenty of natural light and numerous possibilities for creating a cozy sitting and dining area. The kitchen opens onto a terrace of approximately 20 m²—a lovely spot to enjoy a quiet breakfast or relax outdoors. A separate toilet, a storage room, and a separate laundry area provide added practical convenience.
On the fourth floor are two spacious bedrooms measuring 17.64 m² and 12.87 m². The 12.88 m² bathroom, which is in need of renovation, offers plenty of space to design a bathroom to your own taste. The apartment has an EPC rating of C, double-glazed windows, and a condensing gas wall-mounted boiler. In the master bedroom—which has space for a walk-in closet—air conditioning provides extra comfort.
The duplex is part of a small-scale condominium, keeping common area fees low. The apartment is accessible via the stairs; there is no elevator.
Are you looking for a spacious city home with a large terrace and plenty of opportunities to make it your own? Discover this duplex and schedule your visit.

Characteristics

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GENERAL

Address:	Blauwhondstraat 7 2800 Mechelen
Price:	€ 299.000
Habitable surface:	130 m²
Plot width:	7 m
Number of bedrooms:	2
Number of bathrooms:	1
Construction year:	1900
Renovation year:	1987
Cadastral income:	€490

LAYOUT

Entrance Hall:	4.9 m²
:	37.7 m²
Kitchen:	13.6 m²
Storage:	1.79 m²
Toilet 1:	0.98 m²
Heating Room:	0.98 m²
Office:	4.6 m²
Night Hall:	2.78 m²
Storage:	1.74 m²
Bedroom 1:	29.4 m²
Bedroom 2:	12.87 m²
Bathroom 1:	13.02 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Wood
Comfort inside:	Intercom, Internet

EPC

EPC:	233 kWh/m²
EPC level:	C
EPC unique code:	3729704

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