



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

**E-mail:** office@connect-immo.be

## FOR SALE - FLAT

Grote Nieuwedijkstraat 167 B0201, 2800 Mechelen

€ 249.000

Ref. 6073537



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 89m<sup>2</sup>  
Surf. Plot: 235m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 254kwh/m<sup>2</sup>/j

# DESCRIPTION

---

## FINANCIAL

Price: € 249.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 783,00  
Indexed land registry income: € 1.638,00  
Land tax: € 874,87

## BUILDING

Habitable surface: 89,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1976  
State: Good state  
Floor: 2  
Number of floors: 2

## COMFORT

Furnished: No  
Parlophone: Yes  
Elevator: No  
Air conditioning: Yes

## ENERGY

EPC score: 254  
EPC code: 20230214-0002810370-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Central, near railway station  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 235,00 m<sup>2</sup>  
Garden: No

## LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: Shower in bath  
Toilets: 1  
Laundry: Yes

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 17/05/2024  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No

Parkings inside: No