



Connect

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## FOR SALE - APARTMENT BLOCK

Dekenstraat 71 B0201, 3000 Leuven

€ 325.000

Ref. 6764320



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 26m<sup>2</sup>

Surf. Plot: 97m<sup>2</sup>

Neighbourhood: city Center

## DESCRIPTION

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### FINANCIAL

Price: € 325.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.368,00

### BUILDING

Habitable surface: 26,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1930  
Renovation: 2025  
State: Very good state  
Floor: 2  
Number of floors: 4  
Orientation facade: South-west

### COMFORT

Furnished: Yes  
Videophone: Yes  
Elevator: No

### ENERGY

EPC code: EPB Startverklaring  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Collective

### LOCATION

Environment: City Center, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

### TERRAIN

Ground area: 97,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Cellar: Yes

### TECHNICS

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

### PLANNING

Destination: Not disclosed  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No