



Connect

Herbert Hooverplein 14 , 3000 Leuven

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## FOR SALE - APARTMENT BLOCK

Tiensevest 80, 3000 Leuven

€ 1.250.000

Ref. 6604636



Number of bedrooms: 6  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 237m<sup>2</sup>  
Surf. Plot: 131m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 206kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 1.250.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 1.559,00  
Investment property: Yes

### BUILDING

Habitable surface: 237,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1918  
State: Good state  
Number of floors: 4

### COMFORT

Elevator: No

### ENERGY

EPC score: 206  
EPC code: 20220324-0002570351-RES-1  
EPC class: C  
Double glazing: Yes  
Heating type: Gas  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 131,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes  
Bathroom type: Shower and bath tub

### TECHNICS

Electricity: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No