



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

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

## FOR SALE - APARTMENT BLOCK

Dekenstraat 71, 3000 Leuven

€ 1.200.000

Ref. 6695507



Number of bedrooms: 4

Number of bathrooms: 4

Availability: at delivery

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

Neighbourhood: city Center

## DESCRIPTION

## FINANCIAL

Price: € 1.200.000,00

Available: At delivery

Land registry income: € 1.368,00

## BUILDING

Fronts: 2

Construction year: 1930

Renovation: 2025

State: New

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 m²

Garden: No

## 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