



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

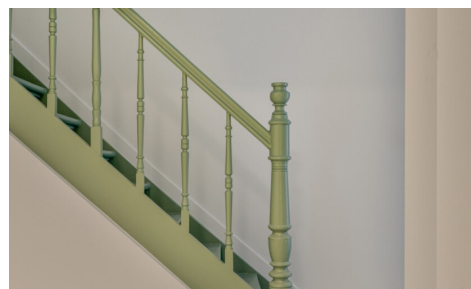
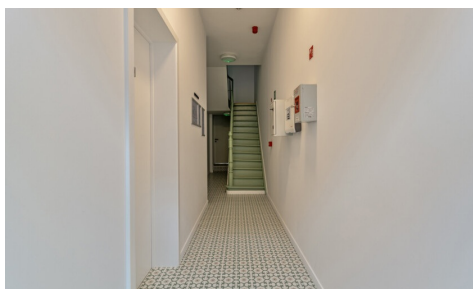
**E-mail:** office@connect-immo.be

## FOR SALE - APARTMENT BLOCK

Geldenaaksebaan 126, 3000 Leuven

€ 1.395.000

Ref. 6504468



Number of bedrooms: 7

Number of bathrooms: 7

Availability: at the contract

Surf. Living: 203m<sup>2</sup>

Surf. Plot: 142m<sup>2</sup>

PEB/EPB: 94kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 1.395.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.306,00  
Investment property: Yes

## BUILDING

Habitable surface: 203,00 m²  
Fronts: 2  
Construction year: 1930  
Renovation: 2024  
State: Very good state  
Number of floors: 5

## COMFORT

Furnished: Yes  
Videophone: Yes  
Elevator: No

## ENERGY

EPC score: 94  
EPC code: 20241015-0003150724-RES-1  
EPC class: A  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

## LOCATION

School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 142,00 m²  
Garden: Yes

## LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: All comfort  
Toilets: 7  
Laundry: Yes  
Cellar: Yes

## TECHNICS

Electricity: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: B  
P-score: B  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No

Parkings inside: No