



Connect

Herbert Hooverplein 14 , 3000 Leuven

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## FOR SALE - APARTMENT BLOCK

Andreas Vesaliusstraat 54, 3000 Leuven

€ 745.000

Ref. 7287831



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

Surf. Living: 231m<sup>2</sup>  
Surf. Plot: 173m<sup>2</sup>  
Neighbourhood: city Center

PEB/EPB: 239kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 745.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 1.632,00  
Investment property: Yes

## BUILDING

Habitable surface: 231,00 m²  
Fronts: 2  
Construction year: 1899  
State: Good state  
Number of floors: 4  
Orientation facade: South-east

## COMFORT

Furnished: No  
Handicap friendly: Yes  
Parlophone: Yes  
Elevator: No

## ENERGY

EPC score: 239  
EPC code: 20240531-0003267461-RES-1  
EPC class: C  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

## LOCATION

Environment: City Center, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 173,00 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: Living zone  
Building permission: No  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: C  
P-score: C  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No  
Parkings inside: No