



Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

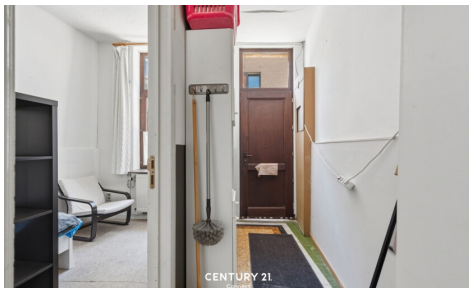
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## FOR SALE - CHARMING HOUSE

€ 275.000

Verkortingstraat 17, 3000 Leuven

Ref. 17



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: tbd with the tenant

Neighbourhood: city Center

PEB/EPB: 330kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 275.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 307,00

## BUILDING

Fronts: 2  
Construction year: 1850  
State: To be renovated  
Number of floors: 3  
Type roof: Saddle roof

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 330  
EPC code: 20260424-0003855451-RES-1  
Double glazing: Yes  
Windows: Wood  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: City Center, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Garden: No

## LAYOUT

Kitchen: Yes  
Bathroom type: Shower  
Toilets: 1  
Cellar: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No

Parkings inside: No