



Connect

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## FOR SALE - COMMERCIAL GROUND FLOOR

Tiensestraat 142, 3000 Leuven

€ 1.695.000

Ref. 5348850



Garages: 7

Availability: at the contract

Surf. Living: 320m<sup>2</sup>

Surf. Plot: 6842m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

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### FINANCIAL

Price: € 1.695.000,00  
VAT applied: No  
Available: At the contract

### BUILDING

Surface: 320,00 m²  
State: Very good state

### COMFORT

Handicap friendly: Yes

### SPECIFIC AREA

Restaurant: Yes  
Toilettes M/W: Yes (20)

### ENERGY

EPC code: 20221011-0002694617-KNR-1  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas

### LOCATION

Environment: Central, city Center  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 6.842,00 m²

### LAYOUT

Kitchen: 50,00 m², professional kitchen  
Cellar: Yes

### TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
Summons: No  
Servitude: No

### PARKING

Garage: 7  
Parkings outside: No  
Parkings inside: 7