



Herbert Hooverplein 14 , 3000 Leuven

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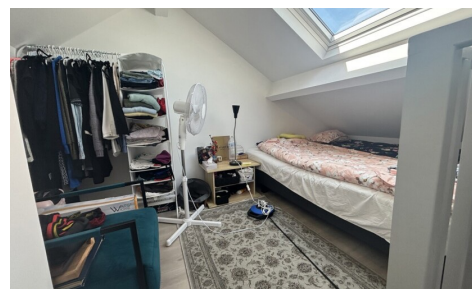
**E-mail:** office@connect-immo.be

## FOR SALE - DUPLEX

Groenstraat 51 B0201, 3001 Heverlee

€ 250.000

Ref. 6765256



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

Surf. Living: 16m<sup>2</sup>  
Surf. Plot: 286m<sup>2</sup>  
Neighbourhood: Suburb

PEB/EPB: 115kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 250.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 399,00

### BUILDING

Habitable surface: 16,00 m<sup>2</sup>  
State: Very good state  
Floor: 2  
Number of floors: 2

### COMFORT

Furnished: Yes  
Videophone: Yes  
Elevator: No

### ENERGY

EPC score: 115  
EPC code: 20181114-000210911-1  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

### LOCATION

Environment: Suburb, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 286,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: Shower

### TECHNICS

Electricity: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No