



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

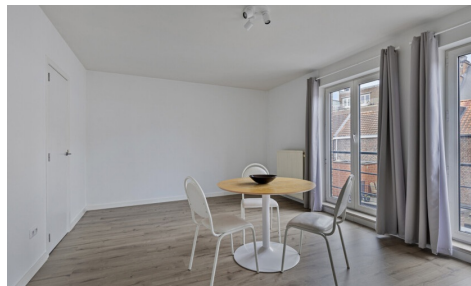
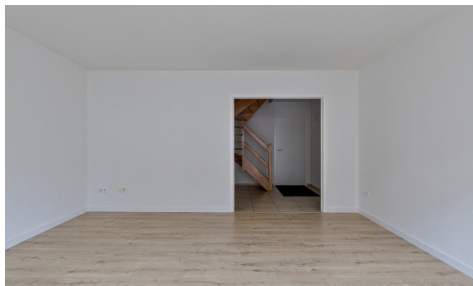
E-mail: office@connect-immo.be

FOR SALE - DUPLEX

Diestsestraat 138a B0203, 3000 Leuven

€ 465.000

Ref. 5901746



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 130m²

Surf. Plot: 468m²

Neighbourhood: near railway
station

PEB/EPB: 102kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 465.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.364,00
Indexed land registry income: € 2.968,00
Land tax: € 1.469,05

BUILDING

Habitable surface: 130,00 m²
Fronts: 2
Construction year: 2002
State: New
Floor: 2

COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 102
EPC code: 20250424-0003585046-RES-1
EPC class: B
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: Near railway station, city Center
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 468,00 m²
Garden: No

LAYOUT

Kitchen: Yes, hyper equipped
Bathroom type: Shower
Toilets: 2
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
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: 1