



Herbert Hooverplein 14 , 3000 Leuven

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## FOR SALE - DUPLEX

Justus Lipsiusstraat 20 B213, 3000 Leuven

€ 525.000

Ref. 6759509



Number of bedrooms: 3

Number of bathrooms: 2

Availability: at the contract

Surf. Living: 124m<sup>2</sup>

Surf. Plot: 8165m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 291kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 525.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.222,00

### BUILDING

Habitable surface: 124,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1968  
State: Very good state  
Number of floors: 6

### COMFORT

Furnished: No  
Elevator: Yes

### ENERGY

EPC score: 291  
EPC code: 20250423-0003571292-RES-1  
EPC class: C  
Heating type: Oil (centr. heat.)  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 8.165,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Laundry: Yes

### TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: 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  
G-score: C  
P-score: C  
Servitude: Yes

### PARKING

Parkings outside: No  
Parkings inside: No