



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

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

## FOR SALE - EXCEPTIONAL HOUSE

Naamsesteenweg 180C, 3001 Heverlee

€ 895.000

Ref. 6830160



Number of bedrooms: 5

Number of bathrooms: 3

Availability: at the contract

Surf. Living: 209m<sup>2</sup>

Surf. Plot: 212m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 85kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 895.000,00  
VAT applied: No  
Available: At the contract

### BUILDING

Habitable surface: 209,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1855  
Renovation: 2025  
State: Very good state  
Number of floors: 5

### COMFORT

Furnished: Yes  
Videophone: Yes  
Elevator: No

### ENERGY

EPC score: 85  
EPC code: 20250513-0003010420--RES-2  
EPC class: A  
Double glazing: Yes, acoustic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

### LOCATION

Environment: Central, Suburb  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 212,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Luxury  
Toilets: 3  
Laundry: Yes  
Cellar: Yes

### TECHNICS

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

### PLANNING

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

### PARKING

Parkings outside: No  
Parkings inside: No