



Connect

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## FOR SALE - FAMILY HOUSE

Kardinaalstraat 47, 3000 Leuven

**Sold**

**Ref. 4852309**



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 176m<sup>2</sup>

Surf. Plot: 75m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 195kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 407.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.117,00  
Indexed land registry income: € 2.081,00  
Land tax: € 1.030,00

### BUILDING

Habitable surface: 176,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1953  
State: Very good state  
Number of floors: 3  
Type roof: Saddle roof  
Orientation rear: North-west

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

EPC score: 195  
EPC code: 20220729-0002647994-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

### LOCATION

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

### TERRAIN

Ground area: 75,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, fully fitted  
Veranda: Yes  
Bathroom type: Shower and bath tub  
Toilets: 1  
Attic: Yes

### TECHNICS

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

### PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
Summons: No  
Servitude: No

### PARKING

Garage: 1  
Parkings outside: No  
Parkings inside: 1

