



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

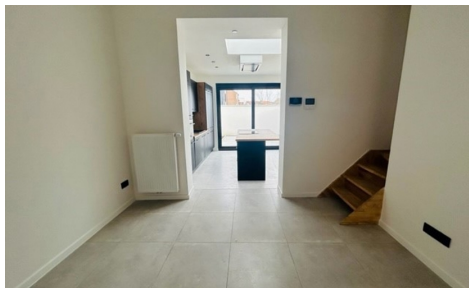
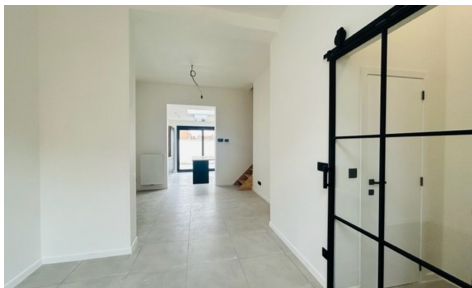
**E-mail:** office@connect-immo.be

## FOR SALE - FAMILY HOUSE

Heilige-Geeststraat 47, 3000 Leuven

€ 629.000

Ref. 5824443



Number of bedrooms: 3

Number of bathrooms: 2

Availability: at the contract

Surf. Living: 115m<sup>2</sup>

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

Neighbourhood: central

PEB/EPB: 98kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 629.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 366,00

## BUILDING

Habitable surface: 115,00 m²  
Fronts: 2  
Renovation: 2024  
State: Very good state  
Number of floors: 4

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 98  
EPC code: 20240307-00031663174-RES-1  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating: Individual

## LOCATION

Environment: Central, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 75,00 m²  
Garden: Yes

## LAYOUT

Kitchen: Yes, hyper equipped  
Bedroom 1: 9,00 m²  
Bedroom 2: 9,15 m²  
Bedroom 3: 17,00 m²  
Toilets: 3  
Cellar: Yes

## TECHNICS

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