



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

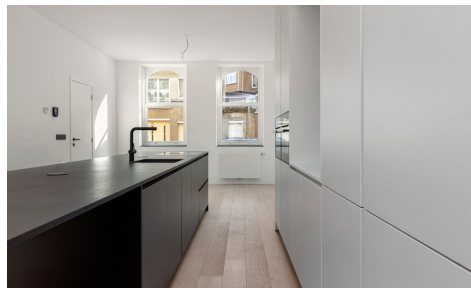
**E-mail:** office@connect-immo.be

## FOR SALE - FAMILY HOUSE

Constantin Meunierstraat 58, 3000 Leuven

€ 995.000

Ref. 5878434



Number of bedrooms: 4

Number of bathrooms: 2

Availability: at the contract

Surf. Living: 206m<sup>2</sup>

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

Surf. terrace: 19m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 79kwh/m<sup>2</sup>/j

# DESCRIPTION

---

## FINANCIAL

Price: € 995.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.033,00

## BUILDING

Habitable surface: 206,00 m²  
Fronts: 2  
Construction year: 1935  
Renovation: 2024  
State: Very good state  
Number of floors: 5

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 79  
EPC class: A  
Double glazing: Yes  
Heating type: Gas

## LOCATION

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

## TERRAIN

Ground area: 115,00 m²  
Garden: Yes  
Orientation terrace 1: West

## LAYOUT

Living room: 83,00 m²  
Kitchen: Yes, fully fitted  
Bedroom 1: 15,84 m²  
Bedroom 2: 15,80 m²  
Bedroom 3: 15,00 m²  
Bedroom 4: 17,00 m²  
Bathroom type: All comfort  
Toilets: 2  
Terrace: 19,44 m²  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: 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: Not disclosed

Intimation: No

Summons: No

Servitude: No

## **PARKING**

Parkings outside: No

Parkings inside: No