



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

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

## FOR SALE - FAMILY HOUSE

Diestsevest 84, 3000 Leuven

€ 695.000

Ref. 7044319



Number of bedrooms: 3

Number of bathrooms: 3

Availability: at the contract

Surf. Living: 223m<sup>2</sup>

Surf. Plot: 256m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 782kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 695.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 2.421,00

### BUILDING

Habitable surface: 223,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1946  
State: Minor renovation  
Number of floors: 4  
Type roof: Saddle roof

### COMFORT

Furnished: No  
Elevator: Yes

### ENERGY

EPC score: 782  
EPC code: 20230718-0002946715-RES-1  
EPC class: F  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 256,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, fully fitted  
Veranda: Yes  
Bathroom type: Shower and bath tub  
Toilets: 3  
Cellar: Yes  
Attic: Yes

### TECHNICS

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

### PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## **PARKING**

Garage: Yes

Parkings outside: No

Parkings inside: 3