



Connect

Herbert Hooverplein 14 , 3000 Leuven

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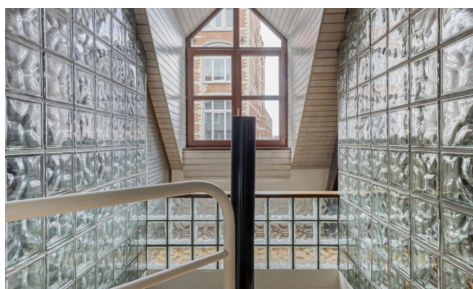
E-mail: office@connect-immo.be

FOR SALE - FAMILY HOUSE

Naamsestraat 75, 3000 Leuven

€ 445.000

Ref. 7149664



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 136m²

Surf. Plot: 46m²

Neighbourhood: city Center

PEB/EPB: 230kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 445.000,00
VAT applied: No
Available: At the contract
Land registry income: € 722,00

BUILDING

Habitable surface: 136,00 m²
Fronts: 2
Construction year: 1940
State: Good state
Number of floors: 4
Orientation rear: East
Orientation facade: East

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 230
EPC code: 20210428-0000818256-RES-1
EPC class: C
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: City Center, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 46,00 m²
Garden: No

LAYOUT

Kitchen: Yes, fully fitted
Bathroom type: Shower in bath
Toilets: 2
Cellar: Yes

TECHNICS

Electricity: 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: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 15/07/2025
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

Parkings outside: No

Parkings inside: No