



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

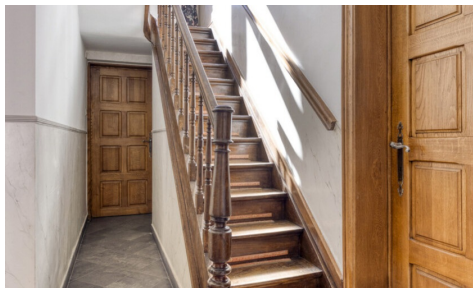
**E-mail:** office@connect-immo.be

## FOR SALE - FAMILY HOUSE

Jan-Pieter Minckelersstraat 65, 3000 Leuven

€ 795.000

Ref. 7068792



Number of bedrooms: 6

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 314m<sup>2</sup>

Surf. Plot: 363m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 255kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 795.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 2.144,00  
Indexed land registry income: € 2.584,00  
Land tax: € 2.382,17

### BUILDING

Habitable surface: 314,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1950  
Renovation: 1990  
State: Good state  
Number of floors: 4  
Type roof: Saddle roof  
Orientation rear: South-west

### COMFORT

Furnished: No  
Elevator: No  
Blinds: Yes

### ENERGY

EPC score: 255  
EPC code: 20250106-0003495328-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, not 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: 363,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: South-west

### LAYOUT

Kitchen: Yes, fully fitted  
Bureau: Yes  
Bathroom type: All comfort  
Toilets: 2  
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  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: 🏠 D  
P-score: 🚰 D  
Water-sensitive open space area: No  
Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: 1

Parkings inside: 1