



Connect

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FOR SALE - FAMILY HOUSE

Naamsestraat 135, 3000 Leuven

€ 295.000

Ref. 7149664



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 81m²

Surf. Plot: 133m²

Neighbourhood: city Center

PEB/EPB: 393kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 295.000,00
VAT applied: No
Available: At the contract
Land registry income: € 433,00

BUILDING

Habitable surface: 81,00 m²
Fronts: 2
Construction year: 1850
State: To be renovated
Number of floors: 3
Type roof: Saddle roof
Orientation rear: East
Orientation facade: East

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 393
EPC code: 20230607-0002911013-RES-1
EPC class: D
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas burner
Heating: Individual

LOCATION

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

TERRAIN

Ground area: 133,00 m²
Garden: Yes
Orientation terrace 1: East

LAYOUT

Kitchen: Yes, fully fitted
Bathroom type: Shower
Toilets: 1
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 29/03/2023
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

Parkings outside: No

Parkings inside: No