



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

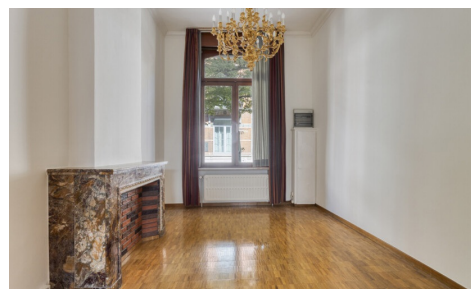
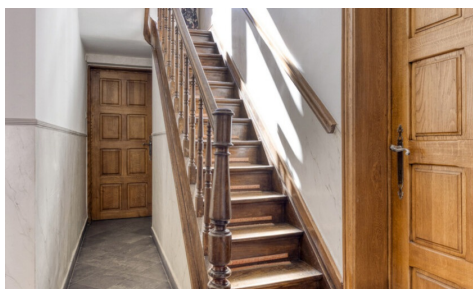
E-mail: office@connect-immo.be

FOR SALE - FAMILY HOUSE

Jan-Pieter Minckelersstraat 65, 3000 Leuven

€ 749.000

Ref. 7544047



Number of bedrooms: 6

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 314m²

Surf. Plot: 363m²

Neighbourhood: central

PEB/EPB: 255kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 749.000,00
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 m²
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 m²
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