



Herbert Hooverplein 14 , 3000 Leuven

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## FOR SALE - FLAT

Alfred Delaunoislaan 16 B0101, 3000 Leuven

€ 645.000

Ref. 7315528



Number of bedrooms: 3

Number of bathrooms: 2

Availability: at delivery

Surf. Living: 115m<sup>2</sup>

Surf. Plot: 339m<sup>2</sup>

Neighbourhood: Suburb

# DESCRIPTION

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## FINANCIAL

Price: € 645.000,00  
VAT applied: No  
Available: At delivery  
Available date: 01 May 2026  
Land registry income: € 4.447,00

## BUILDING

Habitable surface: 115,00 m²  
Fronts: 2  
Construction year: 1977  
Renovation: 2025  
State: Very good state  
Floor: 1  
Number of floors: 5  
Orientation facade: South-east

## COMFORT

Furnished: No  
Handicap friendly: Yes  
Videophone: Yes  
Elevator: No

## ENERGY

EPC total score: 96 kWh/year  
EPC class: A  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

## LOCATION

Environment: Suburb, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 339,00 m²  
Garden: No

## LAYOUT

Kitchen: Yes, hyper equipped  
Bedroom 1: 13,05 m²  
Bedroom 2: 11,02 m²  
Bedroom 3: 11,75 m²  
Bathroom type: All comfort  
Cellar: Yes

## TECHNICS

Electricity: 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  
Intimation: No  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No

Parkings inside: No