



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

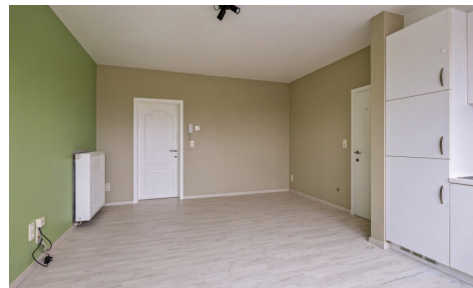
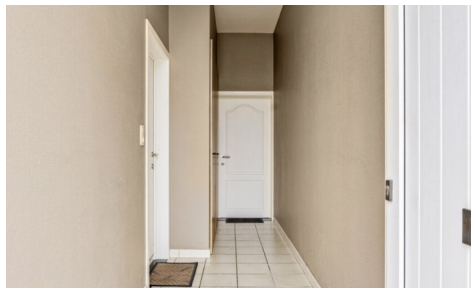
E-mail: office@connect-immo.be

FOR SALE - FLAT

Stationsstraat 81 B0001, 3360 Bierbeek

€ 175.000

Ref. 5934000



Number of bedrooms: 1

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 57m²

Surf. Plot: 890m²

Neighbourhood: central

PEB/EPB: 171kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 175.000,00
VAT applied: No
Available: At the contract
Land registry income: € 312,00
Indexed land registry income: € 595,00
Land tax: € 211,26

BUILDING

Habitable surface: 57,00 m²
Fronts: 3
Construction year: 1938
Renovation: 2002
State: Good state
Number of floors: 3
Orientation facade: South-west

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 171
EPC code: 20240212-0000636991-RES-2
EPC class: B
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: Central
Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 890,00 m²
Garden: No

LAYOUT

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

TECHNICS

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

PLANNING

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 28/02/2024
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Garage: 1
Parkings outside: No

Parkings inside: 1