



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

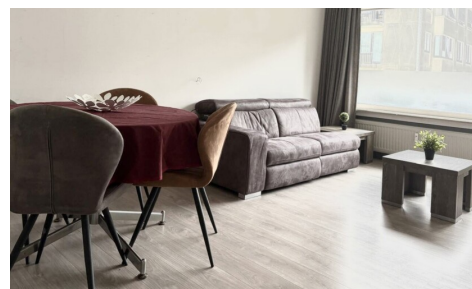
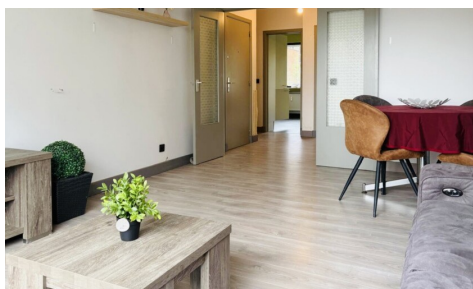
E-mail: office@connect-immo.be

FOR SALE - FLAT

Hugo Verriestlaan 7 B0002, 3010 Kessel-Lo

€ 245.000

Ref. 7108898



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 58m²

Surf. Plot: 3856m²

Neighbourhood: central

PEB/EPB: 263kwh/m²/j

DESCRIPTION

Bright ground-floor apartment with terrace in Kessel-Lo Are you looking for a comfortable apartment in a prime location? Discover this charming ground-floor apartment of 58m², ideally situated on Hugo Verriestlaan in Kessel-Lo, just 2 km from the station and the vibrant center of Leuven, close to shops, schools, and public transport. The apartment features an entrance hall with separate toilet, a bright living room, one spacious bedroom, a renovated bathroom with walk-in shower, a large kitchen, and two terraces—one of which faces southwest—as well as a cellar. This flat is ideal for starters, singles, or as an investment. Don't miss this opportunity and schedule your appointment today. Call us at 016 229 228 or email office@connect-immo.be .
EPC 263 kWh/m² - UC: 3555073 - Label C Wg-Gdv-Vvg-Gvkr

FINANCIAL

Price: € 245.000,00
VAT applied: No
Available: At the contract
Land registry income: € 793,00
Indexed land registry income: € 1.659,00
Land tax: € 821,11

BUILDING

Habitable surface: 58,00 m²
Fronts: 3
Construction year: 1968
State: Good state

COMFORT

Furnished: No
Parlophone: Yes
Elevator: No

ENERGY

EPC score: 263
EPC code: 20250409-0003555073-RES-2
EPC class: C
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Collective

LOCATION

Environment: Central, Suburb
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 3.856,00 m²
Garden: No
Orientation terrace 1: South-west

LAYOUT

Kitchen: Yes, hyper equipped
Bathroom type: Shower
Toilets: 1
Cellar: Yes

TECHNICS

Electricity: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Not disclosed
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 25/03/2025
Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Parkings outside: No

Parkings inside: No