



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

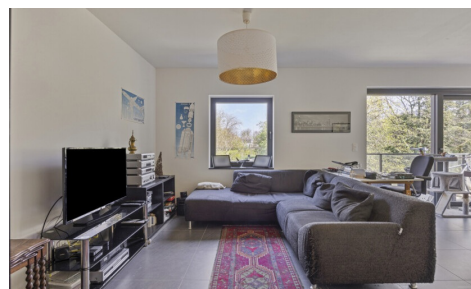
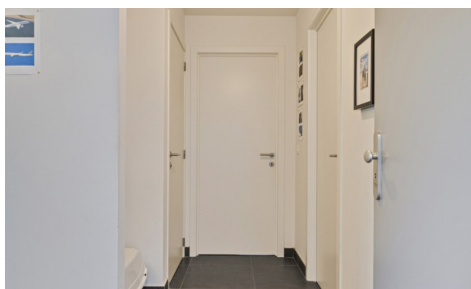
**E-mail:** office@connect-immo.be

## FOR SALE - FLAT

Blockmansstraat 16 B0102, 3070 Kortenberg

€ 349.000

Ref. 6762936



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: tbd with the tenant

Surf. Living: 83m<sup>2</sup>  
Surf. Plot: 233m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 104kwh/m<sup>2</sup>/j

## DESCRIPTION

Recent building for sale in totality consisting of: 5 two-bedroom apartments (83m<sup>2</sup>) with terrace and a one-bedroom apartment (64m<sup>2</sup>) with a very spacious terrace. In addition these apartments each have a private underground parking space (25.000,- EUR) situated at the Bareelplein in Kortenberg. The building is fully let and these rental agreements must also be respected. Monthly rental income UNIT 01.02 = 957,31,- EUR. Full PID available, energy efficient building, floor heating....

**More information or an on-site visit? You can!**

**Contact our Expert Investment Property Jacky: [jacky@connect-immo.be](mailto:jacky@connect-immo.be) - 0495 53 46 49**

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## FINANCIAL

Price: € 349.000,00  
VAT applied: No  
Available: Tbd with the tenant

## BUILDING

Habitable surface: 83,00 m<sup>2</sup>  
Fronts: 3  
State: Good state  
Floor: 1  
Number of floors: 3

## COMFORT

Furnished: No  
Elevator: Yes

## ENERGY

EPC score: 104  
EPC code: 20211021-0002482120-RES-1  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

## LOCATION

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

## TERRAIN

Ground area: 233,00 m<sup>2</sup>  
Garden: No

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Toilets: 1  
Laundry: Yes

## TECHNICS

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

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
G-score: A  
P-score: A  
Summons: No  
Servitude: Yes

## **PARKING**

Garage: 1

Parkings outside: No

Parkings inside: 1