



Connect

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FOR SALE - FLAT

Vriesenhof 3 B0203, 3000 Leuven

€ 275.000

Ref. 5598930



Number of bedrooms: 1
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 56m²
Surf. Plot: 459m²
Neighbourhood: central

PEB/EPB: 264kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 275.000,00
VAT applied: No
Available: At the contract
Land registry income: € 842,00
Indexed land registry income: € 1.751,00
Land tax: € 871,60

BUILDING

Habitable surface: 56,00 m²
Fronts: 4
Construction year: 1990
State: Good state
Floor: 2

COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 264
EPC code: 20231002-0003004389-RES-1
EPC class: C
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Electrical
Heating: Individual

LOCATION

Environment: Central, city Center
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 459,00 m²
Garden: No

LAYOUT

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

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 13/09/2023
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Parkings outside: No

Parkings inside: No