



Connect

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## FOR SALE - FLAT

Kesseldallaan 4 B0104, 3000 Leuven

€ 369.000

Ref. 5715280



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 101m<sup>2</sup>

Surf. Plot: 717m<sup>2</sup>

Surf. terrace: 18m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 121kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 369.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.165,00

### BUILDING

Habitable surface: 101,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1980  
State: Good state  
Floor: 1  
Number of floors: 8

### COMFORT

Furnished: No  
Elevator: Yes

### ENERGY

EPC score: 121  
EPC code: 20231228-0003085781-RES-1  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, not conform  
Heating type: Hot air pump  
Heating: Collective

### LOCATION

Environment: Central, Free sight  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 717,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes  
Bathroom type: All comfort  
Terrace: 18,40 m<sup>2</sup>  
Laundry: Yes

### TECHNICS

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

### PLANNING

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

### PARKING

Garage: 1  
Parkings outside: No  
Parkings inside: Yes