



Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

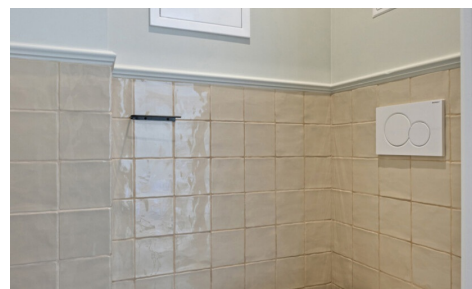
**E-mail:** office@connect-immo.be

## FOR SALE - FLAT

Bondgenotenlaan 17 B0101, 3000 Leuven

€ 399.000

Ref. 6645176



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 54m<sup>2</sup>

Surf. Plot: 180m<sup>2</sup>

Neighbourhood: city Center

PEB/EPB: 58kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 399.000,00  
VAT applied: No  
Available: At the contract

### BUILDING

Habitable surface: 54,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1899  
Renovation: 2025  
State: Very good state  
Floor: 1  
Number of floors: 7

### COMFORT

Furnished: Yes  
Videophone: Yes  
Elevator: No  
Air conditioning: Yes

### ENERGY

EPC score: 58  
EPC code: 20250213-0003266737-RES-1  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Hot air pump  
Heating: Individual

### LOCATION

Environment: City Center, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

### TERRAIN

Ground area: 180,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, hyper equipped  
Bureau: Yes  
Laundry: Yes

### TECHNICS

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

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: B  
P-score: B  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No

