



Connect

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## FOR SALE - FLAT

Willem de Croylaan 27 B0403, 3000 Leuven

€ 330.000

Ref. 5525863



Number of bedrooms: 3  
Number of bathrooms: 1  
Garages: 1  
Availability: tbd with the tenant

Surf. Living: 101m<sup>2</sup>  
Surf. Plot: 1300m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 198kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 330.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 956,00  
Indexed land registry income: € 1.672,00  
Land tax: € 765,78

### BUILDING

Habitable surface: 101,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1969  
State: Good state  
Floor: 4  
Number of floors: 5

### COMFORT

Furnished: No  
Parlophone: Yes  
Elevator: Yes

### ENERGY

EPC score: 198  
EPC code: 20220228-0002554924-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Collective

### LOCATION

Environment: Central, woods  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

### TERRAIN

Ground area: 1.300,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, fully fitted  
Bedroom 1: 9,00 m<sup>2</sup>  
Bedroom 2: 12,00 m<sup>2</sup>  
Bedroom 3: 9,00 m<sup>2</sup>  
Toilets: 1

### TECHNICS

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

### PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 20/06/2023  
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**

Garage: 1

Parkings outside: 1

Parkings inside: No