



Connect

Herbert Hooverplein 14 , 3000 Leuven

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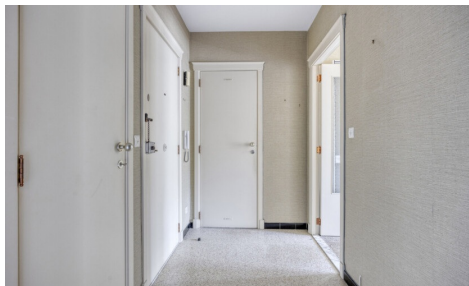
**E-mail:** office@connect-immo.be

## FOR SALE - FLAT

Tervuursestraat 99 B0406, 3000 Leuven

€ 239.000

Ref. 5394955



Number of bedrooms: 1

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 55m<sup>2</sup>

Surf. Plot: 1865m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 288kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 239.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 793,00

## BUILDING

Habitable surface: 55,00 m²  
Fronts: 2  
Construction year: 1968  
State: To be renovated  
Floor: 4  
Number of floors: 6

## COMFORT

Furnished: No  
Parlophone: Yes  
Elevator: Yes

## ENERGY

EPC score: 288  
EPC code: 20250514-0003599094-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

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

## TERRAIN

Ground area: 1.865,00 m²  
Garden: No  
Orientation terrace 1: South

## LAYOUT

Kitchen: Yes  
Bathroom type: Bath  
Toilets: 1  
Cellar: Yes

## TECHNICS

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

## PLANNING

Destination: Living zone  
Building permission: No  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: 🏠 D  
P-score: 🧑 D  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## **PARKING**

Garage: 1

Parkings outside: 0

Parkings inside: 1