



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

E-mail: office@connect-immo.be

FOR SALE - FLAT

J.P. Minckelersstraat 53 B0103, 3000 Leuven

€ 345.000

Ref. 6632142



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 92m²

Surf. Plot: 1866m²

Neighbourhood: city Center

PEB/EPB: 122kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 345.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.080,00

BUILDING

Habitable surface: 92,00 m²
Fronts: 4
Construction year: 1971
State: Very good state
Floor: 1
Number of floors: 6

COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 122
EPC code: 20251014-0003709176-RES-1
EPC class: B
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Electrical
Heating: Individual

LOCATION

Environment: City Center, near railway station
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 1.866,00 m²
Garden: No

LAYOUT

Kitchen: Yes, hyper equipped
Bathroom type: Shower
Toilets: 1
Cellar: Yes

TECHNICS

Electricity: Yes
Phone cables: 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: 13/10/2025
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

Parkings outside: 1

Parkings inside: 0