



Herbert Hooverplein 14 , 3000 Leuven

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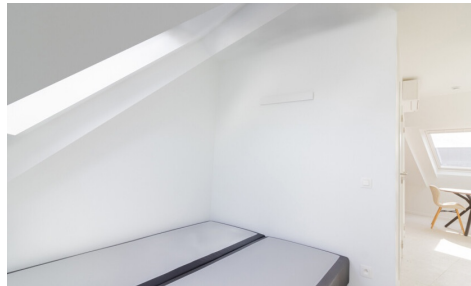
**E-mail:** office@connect-immo.be

## FOR SALE - FLAT

Vital Decosterstraat 6 B0501, 3000 Leuven

**€ 395.000**

**Ref. 7654061**



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 47m<sup>2</sup>

Surf. Plot: 98m<sup>2</sup>

Neighbourhood: city Center

PEB/EPB: 81kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 395.000,00  
VAT applied: No  
Available: At the contract  
Liberal profession possible: No

## BUILDING

Habitable surface: 47,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1957  
Renovation: 2024  
State: Very good state  
Floor: 5  
Number of floors: 6  
Orientation facade: South-west

## COMFORT

Furnished: Yes  
Handicap friendly: Yes  
Videophone: Yes  
Elevator: Yes  
Air conditioning: Yes

## ENERGY

EPC score: 81  
EPC code: EPB Startverklaring  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Hot air pump  
Heating: Collective

## LOCATION

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

## TERRAIN

Ground area: 98,00 m<sup>2</sup>  
Garden: No

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Cellar: Yes

## TECHNICS

Electricity: Yes  
Sewage: 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: C  
P-score: C  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No  
Parkings inside: No