



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

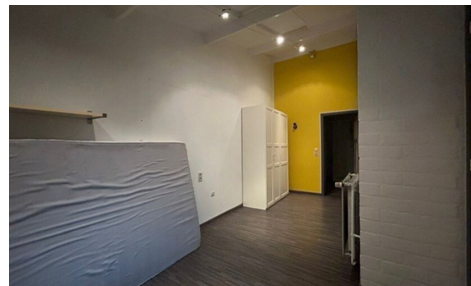
**E-mail:** office@connect-immo.be

## FOR SALE - GROUND FLOOR

Tervuursesteenweg 162 B0001, 3001 Heverlee

€ 325.000

Ref. 6607092



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 80m<sup>2</sup>

Surf. Plot: 530m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 278kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 325.000,00  
VAT applied: No  
Available: At the contract

## BUILDING

Habitable surface: 80,00 m²  
Fronts: 2  
State: Good state  
Number of floors: 3

## COMFORT

Elevator: No

## ENERGY

EPC score: 278  
EPC code: 20240430-0003232332-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Wood  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

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

## TERRAIN

Ground area: 530,00 m²  
Garden: Yes

## LAYOUT

Kitchen: Fully fitted  
Cellar: Yes

## TECHNICS

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

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 19/04/2024  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: Yes  
Servitude: No

## PARKING

Parkings outside: 2  
Parkings inside: No