



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

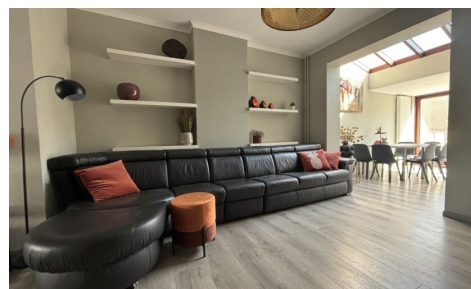
**E-mail:** office@connect-immo.be

## FOR RENT - HOUSE

Groenstraat 71, 3001 Heverlee

€ 1.950

Ref. 6553222



Number of bedrooms: 3  
Number of bathrooms: 2

Surf. Living: 152m<sup>2</sup>  
Surf. Plot: 240m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 210kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 1.950,00 per month  
Available date: 24 March 2025  
Rental guarantee: 3 months

## BUILDING

Habitable surface: 152,00 m²  
Fronts: 2  
State: Good state

## COMFORT

Furnished: Yes  
Elevator: No

## ENERGY

EPC score: 210  
EPC code: 20240929-0003391884-RES-1  
EPC class: C  
Double glazing: Yes  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Central, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 240,00 m²  
Garden: Yes

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Toilets: 3  
Laundry: Yes  
Cellar: Yes

## TECHNICS

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

## PARKING

Parkings outside: 1  
Parkings inside: 0