



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

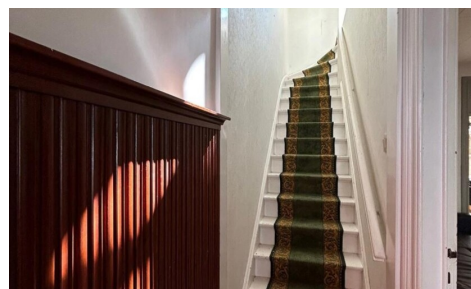
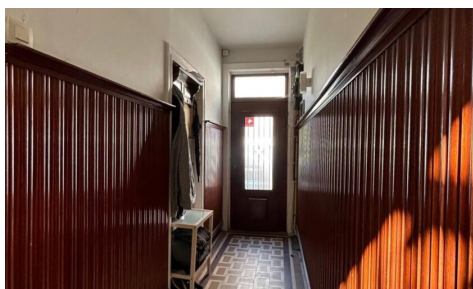
**E-mail:** office@connect-immo.be

## FOR SALE - HOUSE

Middelweg 49, 3001 Heverlee

€ 275.000

Ref. 5608403



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Plot: 120m<sup>2</sup>

Neighbourhood: near railway  
station

PEB/EPB: 272kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 275.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 644,00

### BUILDING

Fronts: 2  
Construction year: 1930  
State: To be renovated  
Number of floors: 2  
Type roof: Saddle roof

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

EPC score: 272  
EPC code: 20230524-0002900359-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

### LOCATION

Environment: Near railway station, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 120,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, fully fitted  
Veranda: Yes  
Bedroom 1: 12,00 m<sup>2</sup>  
Bedroom 2: 16,00 m<sup>2</sup>  
Bathroom type: Shower  
Toilets: 1  
Cellar: Yes  
Attic: Yes

### TECHNICS

Electricity: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 23/05/2023  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No

Servitude: No

## **PARKING**

Garage: 0

Parkings outside: 0

Parkings inside: 0