



Connect

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## FOR SALE - HOUSE

Pakenstraat 25, 3001 Heverlee

**Sold**

**Ref. 6688290**



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 119m<sup>2</sup>

Surf. Plot: 202m<sup>2</sup>

Surf. terrace: 12m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 387kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 450.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 991,00

### BUILDING

Habitable surface: 119,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1958  
Type roof: Saddle roof  
Orientation rear: South-east

### COMFORT

Furnished: No  
Elevator: No  
Blinds: Yes

### ENERGY

EPC score: 387  
EPC code: 20250402-0003568748-RES-1  
EPC class: D  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, not conform  
Heating type: Gas burner  
Heating: Individual

### LOCATION

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

### TERRAIN

Ground area: 202,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: South-east

### LAYOUT

Kitchen: Yes, fully fitted  
Bureau: Yes  
Bathroom type: Shower  
Toilets: 2  
Terrace: 12,00 m<sup>2</sup>  
Cellar: Yes  
Attic: Yes

### TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: 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: 03/04/2025  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: No

Parkings inside: 1