



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

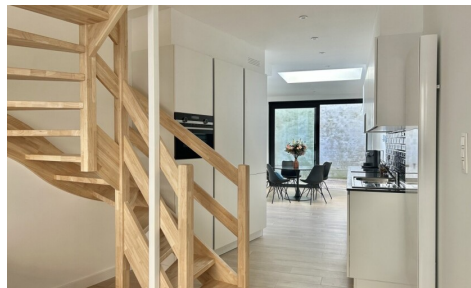
**E-mail:** office@connect-immo.be

## FOR SALE - HOUSE

Lepelstraat 35, 3000 Leuven

€ 525.000

Ref. 5531627



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 101m<sup>2</sup>

Surf. Plot: 58m<sup>2</sup>

Neighbourhood: city Center

## DESCRIPTION

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### FINANCIAL

Price: € 525.000,00  
VAT applied: No  
Available: At the contract

### BUILDING

Habitable surface: 101,00 m<sup>2</sup>  
Fronts: 2  
Renovation: 2022  
State: Very good state  
Type roof: Saddle roof

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

Double glazing: Yes  
Windows: Aluminium  
Heating type: Gas

### LOCATION

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

### TERRAIN

Ground area: 58,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Toilets: 1

### TECHNICS

Electricity: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: 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  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No

