



Connect

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## FOR SALE - MULTI-PURPOSE BUILDING

Tiensesteenweg 346, 3000 Leuven

€ 825.000

Ref. 6352274



Number of bedrooms: 4  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 200m<sup>2</sup>  
Surf. Plot: 244m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 150kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 825.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 1.063,00

### BUILDING

Habitable surface: 200,00 m²  
Fronts: 2  
State: Very good state  
Orientation rear: South

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

EPC score: 150  
EPC code: 20220803-0002650168-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

### LOCATION

Environment: Central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

### TERRAIN

Ground area: 244,00 m²  
Garden: Yes

### LAYOUT

Kitchen: Yes  
Bathroom type: All comfort  
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  
Intimation: No  
G-score: 🏠 D  
P-score: 🧑 D  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No

