



Herbert Hooverplein 14 , 3000 Leuven

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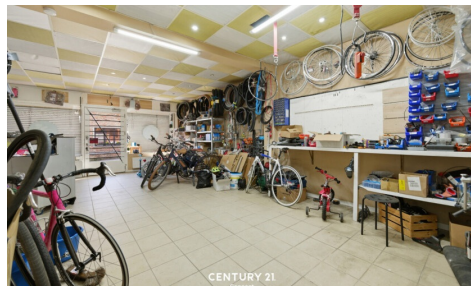
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## FOR SALE - MULTI-PURPOSE BUILDING

Leuvensestraat 4, 3051 Sint-Joris-Weert

€ 565.000

Ref. 7598433



Number of bedrooms: 6  
Number of bathrooms: 2  
Garages: 2  
Availability: to be agreed upon

Surf. Living: 251m<sup>2</sup>  
Surf. Plot: 398m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 222kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 565.000,00  
VAT applied: No  
Available: To be agreed upon  
Land registry income: € 500,00

## BUILDING

Habitable surface: 251,00 m<sup>2</sup>  
Fronts: 2  
State: Good state  
Number of floors: 3  
Type roof: Saddle roof  
Orientation rear: East  
Orientation facade: West

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 222  
EPC code: 20260310-0003821056-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Vinyl

## LOCATION

Environment: Central, city Center  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 398,00 m<sup>2</sup>  
Garden: Yes

## LAYOUT

Bathroom type: Shower and bath tub  
Toilets: 2  
Attic: Yes

## TECHNICS

Electricity: Yes  
Cable TV: Yes  
Sewage: No  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
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: 2  
Parkings outside: No  
Parkings inside: Yes

