



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

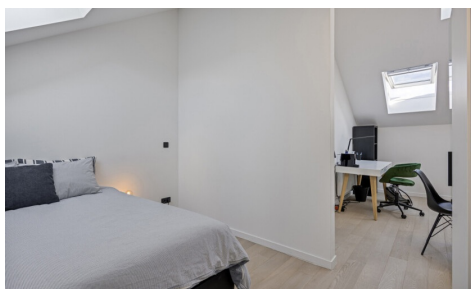
**E-mail:** office@connect-immo.be

## FOR SALE - STUDENT ROOM

Andreas Vesaliusstraat 51 B0401, 3000 Leuven

€ 254.850

Ref. 6635990



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: to be agreed upon

Surf. Living: 21m<sup>2</sup>  
Surf. Plot: 186m<sup>2</sup>  
Neighbourhood: city Center

PEB/EPB: 118kwh/m<sup>2</sup>/j

## DESCRIPTION

---

### FINANCIAL

Price: € 254.850,00  
VAT applied: No  
Available: To be agreed upon  
Land registry income: € 249,00

### BUILDING

Habitable surface: 21,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1899  
Renovation: 2022  
State: Very good state  
Floor: 4  
Number of floors: 5

### COMFORT

Furnished: Yes

### ENERGY

EPC score: 118  
EPC code: 20230307-0002820834-RES-1  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 186,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, fully fitted

### TECHNICS

Electricity: Yes  
Phone cables: 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  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No