



Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

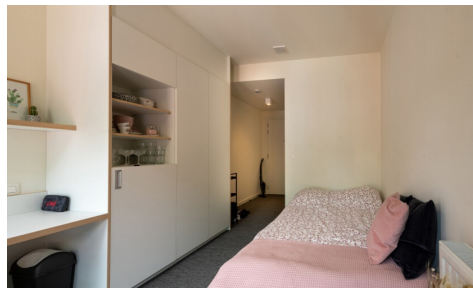
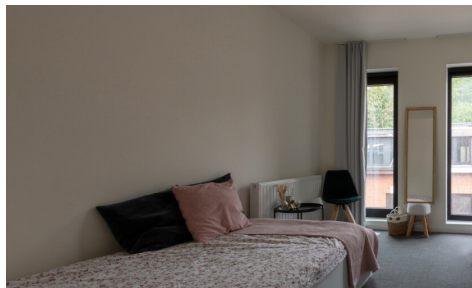
**E-mail:** office@connect-immo.be

## FOR SALE - STUDENT ROOM

Riddersstraat 266 B0305, 3000 Leuven

€ 209.000

Ref. 6231941



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

Surf. Living: 23m<sup>2</sup>  
Surf. Plot: 1786m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 70kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 209.000,00  
VAT applied: No  
Available: Tbd with the tenant

### BUILDING

Habitable surface: 23,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 2018  
State: Very good state  
Floor: 3

### COMFORT

Furnished: Yes  
Elevator: Yes

### ENERGY

EPC score: 70  
EPC code: 24062-G-RO2016/0323/EP15513/A001/D01/SD001  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 1.786,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: All comfort

### 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  
Summons: No  
Servitude: Yes

### PARKING

Parkings outside: No  
Parkings inside: No