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# **FOR SALE - STUDENT ROOM**

€ 215.000

Ref. 7245518

Krakenstraat 11 B0103, 3000 Leuven









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

tenant

Surf. Living: 16m<sup>2</sup> Surf. Plot: 130m<sup>2</sup> Surf. terrace: 9m<sup>2</sup>

Neighbourhood: city Center

PEB/EPB: 90kwh/m<sup>2</sup>/j

## **DESCRIPTION**

#### FINANCIAL

Price: € 215.000,00 VAT applied: No

Available: Tbd with the tenant Available date: 14 September 2026 Land registry income: € 255,00

Costs: € 150,00/month

#### BUILDING

Habitable surface: 16,00 m<sup>2</sup>

Fronts: 2

Construction year: 1850

Renovation: 2021

State: Very good state

Floor: 1

Number of floors: 3

## **COMFORT**

Furnished: Yes Elevator: No

#### **ENERGY**

EPC score: 90

EPC code: 20210420-0002403909-RES-1

EPC class: A

Double glazing: Yes

Electricity certificate: Yes, conform

## **LOCATION**

Environment: City Center, central

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes Sport center nearby: Yes

#### **TERRAIN**

Ground area: 130,00 m<sup>2</sup>

Garden: No

#### **LAYOUT**

Kitchen: Yes, fully fitted Bathroom type: All comfort

Toilets: 1

Terrace: 9,00 m<sup>2</sup>

# **TECHNICS**

Electricity: 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