



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

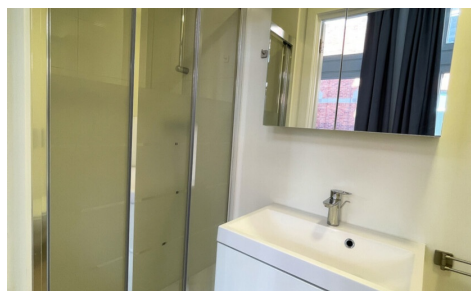
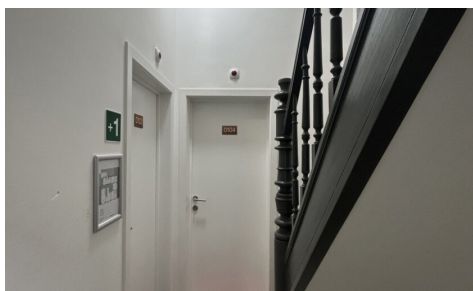
E-mail: office@connect-immo.be

FOR SALE - STUDENT ROOM

Krakenstraat 11 B0104, 3000 Leuven

€ 220.000

Ref. 7245518



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

Surf. Living: 20m²
Surf. Plot: 130m²
Neighbourhood: city Center

PEB/EPB: 90kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 220.000,00
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: 20,00 m²
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 m²
Garden: No

LAYOUT

Kitchen: Yes, fully fitted
Bathroom type: All comfort
Toilets: 1

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