



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

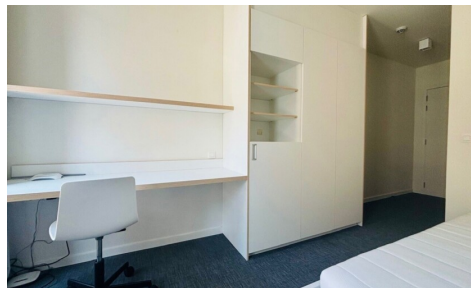
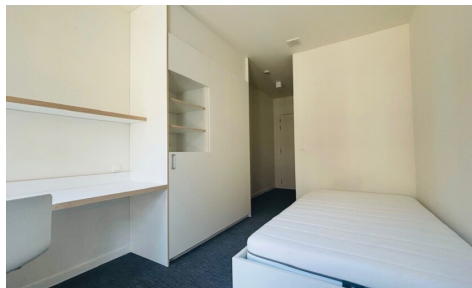
**E-mail:** office@connect-immo.be

## FOR SALE - STUDENT ROOM

Riddersstraat 262 B01.11, 3000 Leuven

€ 195.000

Ref. 6683434



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Plot: 1786m<sup>2</sup>

Neighbourhood: central

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

## DESCRIPTION

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### FINANCIAL

Price: € 195.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 289,00

### BUILDING

Fronts: 3  
Construction year: 2019  
State: Very good state  
Floor: 1  
Number of floors: 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  
Toilets: 1

### 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  
Flooding area: Not located in flood area  
G-score: 🏡 D  
P-score: 🏡 D  
Water-sensitive open space area: No  
Summons: No  
Servitude: Yes

### PARKING

Parkings outside: No  
Parkings inside: No

