



Connect

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## FOR SALE - STUDENT ROOM

Sint-Maartenstraat 23 B0002, 3000 Leuven

€ 199.000

Ref. 7235798



Number of bedrooms: 1  
Number of bathrooms: 1

Surf. Living: 18m<sup>2</sup>  
Surf. Plot: 121m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 43kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 199.000,00  
VAT applied: No

## BUILDING

Habitable surface: 18,00 m²  
Fronts: 2  
Renovation: 2024  
State: Very good state  
Number of floors: 4

## COMFORT

Furnished: Yes  
Alarm: Yes  
Parlophone: Yes  
Elevator: No  
Air conditioning: Yes

## ENERGY

EPC score: 43  
EPC code: 20240422-0003215757-RES-2  
EPC class: A  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Hot air pump  
Heating: Individual

## LOCATION

Environment: Central, city Center  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 121,00 m²  
Garden: No

## LAYOUT

Bathroom type: All comfort

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: C  
P-score: C  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No  
Parkings inside: No