



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

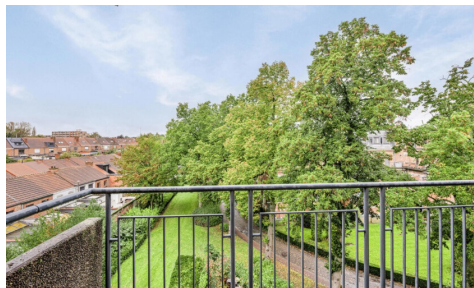
**E-mail:** office@connect-immo.be

## FOR RENT - STUDIO

Kapucijnenvoer 114A B0405, 3000 Leuven

€ 895

Ref. 5588701



Number of bedrooms: 1  
Number of bathrooms: 1

Surf. Living: 35m<sup>2</sup>  
Surf. Plot: 2315m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 222kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 895,00 per month  
Available date: 15 September 2025  
Costs: € 120,00/month  
Rental guarantee: 2 months

### BUILDING

Habitable surface: 35,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1994  
State: Good state  
Floor: 4  
Number of floors: 5

### COMFORT

Furnished: Yes  
Parlophone: Yes  
Elevator: Yes

### ENERGY

EPC score: 222  
EPC code: 20231010-0003010509-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

### LOCATION

Environment: Quiet, beside the water  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 2.315,00 m<sup>2</sup>  
Garden: No

### LAYOUT

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

### TECHNICS

Electricity: Yes  
Phone cables: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 13/10/2023

### PARKING

Parkings outside: No  
Parkings inside: No