



Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

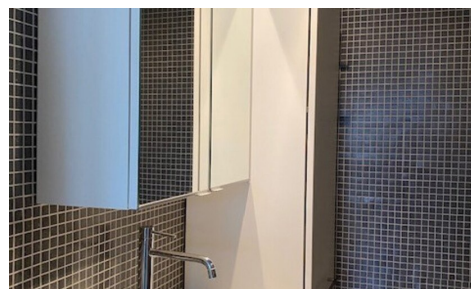
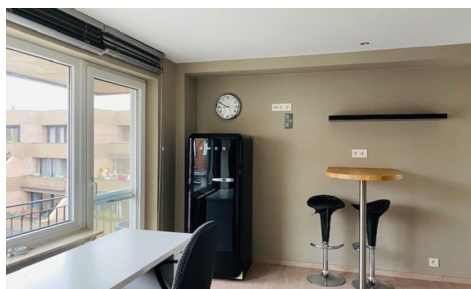
**E-mail:** office@connect-immo.be

## FOR RENT - STUDIO

Dirk Boutsiaan 37 B0503, 3000 Leuven

€ 685

Ref. 7046083



Number of bedrooms: 1

Neighbourhood: city Center

PEB/EPB: 391kwh/m<sup>2</sup>/j

Number of bathrooms: 1

## DESCRIPTION

**\*\*Bright studio for PhD students\*\***

Located on **Dirk Boutslaan**, within walking distance of Leuven's Vismarkt and Grote Markt, you'll find this **bright, furnished studio**. The building is ideally located near supermarkets, university campuses, the vibrant city center, and numerous amenities.

Located on the **fifth floor**, the studio offers a perfect blend of **tranquility, comfort, and location**. The bright studio is fully furnished, and its biggest asset is a cozy **terrace overlooking the Dyle River**.

**Want more information or schedule a viewing? Contact us at [verhuur@connect-immo.be](mailto:verhuur@connect-immo.be)**

Rent: €685 + €95 provision for heating and water + electricity and internet (private use)

Available from 23 september 2025.

EPC: D - 391 kWh/m²/year - 2248697

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## FINANCIAL

Price: € 685,00 per month

Available date: 23 September 2025

## BUILDING

Fronts: 2

State: Good state

Floor: 5

## COMFORT

Furnished: Yes

Parlophone: Yes

Elevator: Yes

## ENERGY

EPC score: 391

EPC class: D

Heating type: Gas

## LOCATION

Environment: City Center, beside the water

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: No

## LAYOUT

Kitchen: Yes, hyper equipped

Bathroom type: All comfort

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes