



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

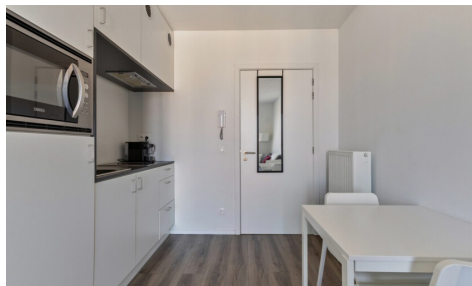
**E-mail:** office@connect-immo.be

## FOR SALE - STUDIO

Andreas Vesaliusstraat 45C B0507, 3000 Leuven

€ 315.000

Ref. 6685245



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: to be agreed upon

Surf. Living: 32m<sup>2</sup>  
Surf. Plot: 4989m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 121kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 315.000,00  
VAT applied: No  
Available: To be agreed upon  
Land registry income: € 591,00

### BUILDING

Habitable surface: 32,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 2015  
State: Very good state  
Floor: 5  
Number of floors: 6

### COMFORT

Parlophone: Yes  
Elevator: Yes

### ENERGY

EPC score: 121.88  
EPC code: 20220328-0002572369-RES1  
EPC class: B  
Double glazing: Yes  
Windows: Aluminium  
Heating type: Gas (centr. heat.)  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 4.989,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Shower  
Toilets: 1  
Cellar: Yes

### TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

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

### PARKING

Parkings outside: No  
Parkings inside: 1