



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

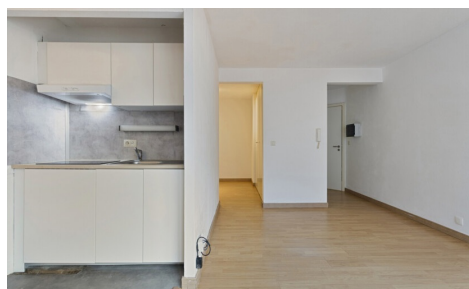
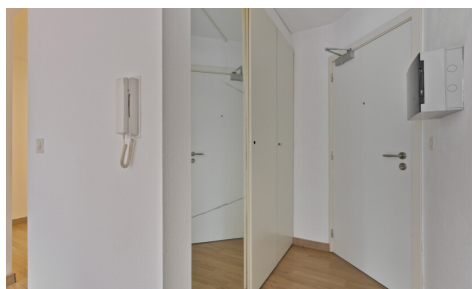
E-mail: office@connect-immo.be

FOR SALE - STUDIO

Vanden Tymplestraat 16 B0104, 3000 Leuven

€ 245.000

Ref. 6333312



Number of bedrooms: 1
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 38m²
Surf. Plot: 364m²
Neighbourhood: central

PEB/EPB: 96kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 245.000,00
VAT applied: No
Available: At the contract
Land registry income: € 661,00
Indexed land registry income: € 1.439,00
Land tax: € 712,27

BUILDING

Habitable surface: 38,00 m²
Fronts: 2
Construction year: 1973
State: Good state
Floor: 1
Number of floors: 6
Orientation facade: East

COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 96
EPC code: 20250215-0003530201-RES-+1
EPC class: A
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Collective

LOCATION

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

TERRAIN

Ground area: 364,00 m²
Garden: No

LAYOUT

Kitchen: Yes, fully fitted
Bathroom type: Shower in bath
Toilets: 1

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Not disclosed
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 24/03/2025
Intimation: No
Flooding area: Not located in flood area
G-score: C
P-score: C
Summons: No
Servitude: No

PARKING

Parkings outside: No

Parkings inside: No