



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

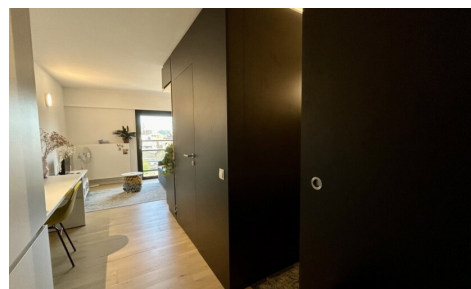
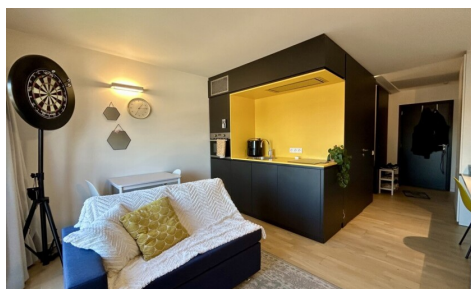
**E-mail:** office@connect-immo.be

## FOR SALE - STUDIO

Prosper Poulletlaan 7 B05.03, 3000 Leuven

€ 295.000

Ref. 6117876



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 32m<sup>2</sup>

Surf. Plot: 610m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 124kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 295.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 533,00  
Costs: € 90,00/month

## BUILDING

Habitable surface: 32,00 m²  
Fronts: 2  
Construction year: 1973  
Renovation: 2017  
State: Very good state  
Floor: 5

## COMFORT

Furnished: Yes  
Parlophone: Yes  
Elevator: No

## ENERGY

EPC score: 124  
EPC code: 20240826-0003351814-RES-1  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Central, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 610,00 m²  
Garden: No

## LAYOUT

Kitchen: Yes, kitchenette  
Bathroom type: Shower  
Toilets: 1

## TECHNICS

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

## PLANNING

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

## PARKING

Parkings outside: No  
Parkings inside: No