



Connect

Herbert Hooverplein 14 , 3000 Leuven

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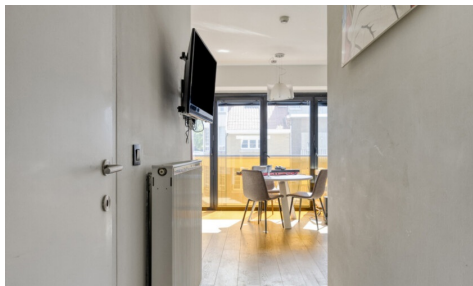
**E-mail:** office@connect-immo.be

## FOR SALE - STUDIO

Naamsesteenweg 314 B0202, 3000 Leuven

€ 259.000

Ref. 6634622



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 28m<sup>2</sup>

Surf. Plot: 191m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

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### FINANCIAL

Price: € 259.000,00  
VAT applied: No  
Available: At the contract

### BUILDING

Habitable surface: 28,00 m<sup>2</sup>  
Fronts: 2  
State: Very good state  
Floor: 2  
Number of floors: 3

### COMFORT

Furnished: Yes  
Alarm: Yes  
Videophone: Yes  
Elevator: No

### ENERGY

EPC code: 24062-G-  
RO2009/0670/EP10322/A001/D01/SD005  
EPC class: B  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 191,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes  
Bathroom type: All comfort  
Cellar: Yes

### 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: A  
P-score: A  
Water-sensitive open space area: Yes  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No

