



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

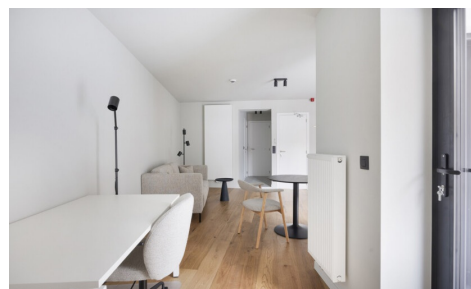
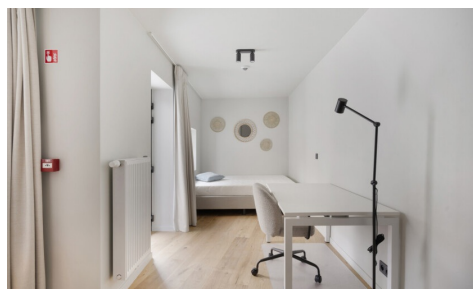
**E-mail:** office@connect-immo.be

## FOR SALE - STUDIO

Dekenstraat 71 B0001, 3000 Leuven

€ 325.000

Ref. 7116240



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

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

Surf. Plot: 97m<sup>2</sup>

Neighbourhood: city Center

PEB/EPB: 75kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 325.000,00  
VAT applied: No  
Available: At the contract

### BUILDING

Habitable surface: 32,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1899  
Renovation: 2025  
State: New  
Number of floors: 3  
Orientation facade: South-west

### COMFORT

Furnished: Yes  
Videophone: Yes  
Elevator: No

### ENERGY

EPC score: 75  
EPC code: 3532099  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Collective

### LOCATION

Environment: City Center, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

### TERRAIN

Ground area: 97,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Toilets: 4  
Laundry: Yes

### TECHNICS

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

### PLANNING

Destination: Not disclosed  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No

