



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

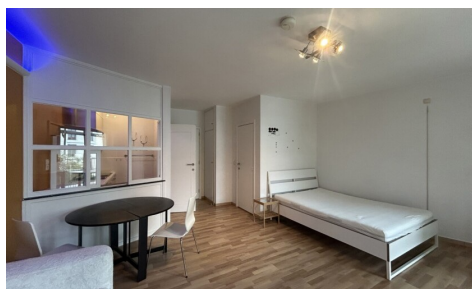
E-mail: office@connect-immo.be

FOR SALE - STUDIO

Tiensestraat 217 B0205, 3000 Leuven

€ 249.000

Ref. 5260784



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

Surf. Living: 36m²
Surf. Plot: 550m²
Neighbourhood: central

PEB/EPB: 144kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 249.000,00
VAT applied: No
Available: At the contract
Land registry income: € 582,00

BUILDING

Habitable surface: 36,00 m²
Fronts: 2
Construction year: 1969
State: Very good state
Floor: 2

COMFORT

Furnished: Yes
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 144
EPC code: 20250207-0003523100-RES-1
EPC class: B
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Collective

LOCATION

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

TERRAIN

Ground area: 550,00 m²
Garden: No

LAYOUT

Kitchen: Yes, US semi fitted
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
Asbestos inventory certificate creation date: 12/02/2025
Intimation: No
Flooding area: Not located in flood area
G-score: 🏠 D
P-score: 🧑 D
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Parkings outside: No

Parkings inside: No