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## FOR SALE - STUDIO

Mechelsevest 48 B0208, 3000 Leuven

€ 293.000

Ref. 7224194



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

Surf. Living: 38m<sup>2</sup>  
Surf. Plot: 871m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 161kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 293.000,00  
VAT applied: No  
Available: At the contract

## BUILDING

Habitable surface: 38,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1993  
Renovation: 2025  
State: Very good state  
Floor: 2

## COMFORT

Furnished: No  
Elevator: Yes

## ENERGY

EPC score: 161  
EPC code: 20251105-0003723357-RES-2  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Electrical  
Heating: Individual

## LOCATION

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

## TERRAIN

Ground area: 871,00 m<sup>2</sup>  
Garden: No

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No  
Parkings inside: No