



Connect

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## FOR RENT - APARTMENT BLOCK

Lombaardenstraat 47, 3000 Leuven

Make an offer starting from € 495

Ref. 6602663



Number of bedrooms: 4  
Number of bathrooms: 1

Surf. Living: 102m<sup>2</sup>  
Surf. Plot: 49m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 278kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: Make an offer starting from € 495,00 per month  
Available date: 15 September 2025  
Land registry income: € 257,00  
Rental guarantee: 2 months  
Investment property: Yes

### BUILDING

Habitable surface: 102,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1850  
State: Good state  
Number of floors: 3

### COMFORT

Furnished: Yes  
Elevator: No

### ENERGY

EPC score: 278  
EPC code: 20200616-0002282362-RES-1  
EPC class: C  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Hot air pump

### LOCATION

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

### TERRAIN

Ground area: 49,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Bathroom type: Shower  
Cellar: Yes

### TECHNICS

Electricity: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 01/03/2025  
G-score: B  
P-score: B  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No