



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

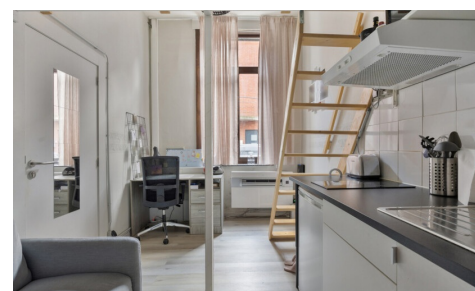
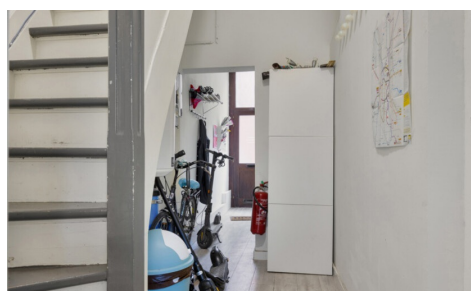
E-mail: office@connect-immo.be

FOR SALE - APARTMENT BLOCK

Lombaardenstraat 47, 3000 Leuven

€ 495.000

Ref. 6602663



Number of bedrooms: 4
Number of bathrooms: 1
Availability: tbd with the tenant

Surf. Living: 102m²
Surf. Plot: 49m²
Neighbourhood: central

PEB/EPB: 278kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 495.000,00
VAT applied: No
Available: Tbd with the tenant
Land registry income: € 257,00
Investment property: Yes

BUILDING

Habitable surface: 102,00 m²
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 m²
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
Building permission: Not disclosed
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 01/03/2025
Intimation: No
G-score: B
P-score: B
Summons: No
Servitude: No

PARKING

Parkings outside: No
Parkings inside: No