



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

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

## FOR SALE - FAMILY HOUSE

Lei 14, 3000 Leuven

€ 675.000

Ref. 6323797



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 149m<sup>2</sup>

Surf. Plot: 76m<sup>2</sup>

PEB/EPB: 273kwh/m<sup>2</sup>/j

## DESCRIPTION

---

### FINANCIAL

Price: € 675.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 577,00

### BUILDING

Habitable surface: 149,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1899  
State: Very good state  
Number of floors: 5

### COMFORT

Furnished: Yes  
Elevator: No

### ENERGY

EPC score: 273  
EPC code: 20241029-0003429551-RES-1  
EPC class: C  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

### LOCATION

School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 76,00 m<sup>2</sup>  
Garden: Yes

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Cellar: Yes  
Attic: Yes

### TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: C  
P-score: C  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No

