



Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

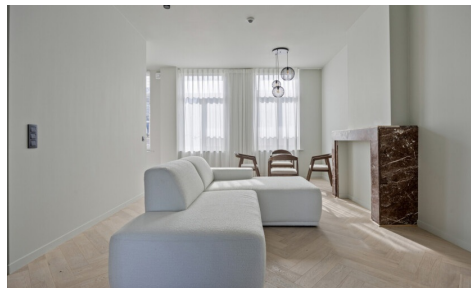
E-mail: office@connect-immo.be

FOR RENT - FLAT

Bondgenotenlaan 17 B0301, 3000 Leuven

€ 1.295

Ref. 6645176



Number of bedrooms: 1
Number of bathrooms: 1
Availability: immediately

Surf. Living: 54m²
Surf. Plot: 180m²
Neighbourhood: city Center

PEB/EPB: 62kwh/m²/j

DESCRIPTION

This unique building was built in the 19th century by architect G. Decock and has always served as a residential-trade house. Located in the Bondgenotenlaan next to the Schouwburg, the building provides the connection between Leuven's railway station and the historic Grote Markt. This building concerns an energetic renovation (label A) while retaining the authentic elements already present. The result is four beautiful entities, including three one-bedroom flats and a spacious duplex flat on the top floor. In short, these units leave nothing to the imagination.

Flat 03.01 is located on the third floor of the building and is continuous which means enjoying both the front and back. This unit has a separate bedroom and is characterised by retaining a beautiful fireplace, herringbone parquet flooring and a fresh kitchen design. Additionally, this unit is fully furnished.

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FINANCIAL

Price: € 1.295,00 per month
Available: Immediately
Rental guarantee: 2 months

BUILDING

Habitable surface: 54,00 m²
Fronts: 2
Construction year: 1899
Renovation: 2025
State: Very good state
Floor: 3
Number of floors: 7

COMFORT

Furnished: Yes
Videophone: Yes
Elevator: No
Air conditioning: Yes

ENERGY

EPC score: 62
EPC code: 20250213-0003266729-RES-2
EPC class: A
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Hot air pump
Heating: Individual

LOCATION

Environment: City Center, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 180,00 m²
Garden: No

LAYOUT

Kitchen: Yes, hyper equipped
Bureau: Yes
Laundry: Yes

TECHNICS

Electricity: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value
Asbestos inventory certificate: Yes
G-score: B
P-score: B

PARKING

Parkings outside: No

Parkings inside: No