



Connect

Herbert Hooverplein 14 , 3000 Leuven

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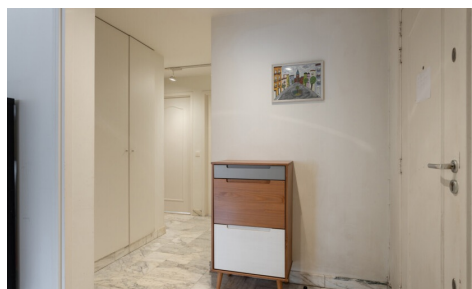
E-mail: office@connect-immo.be

FOR SALE - FLAT

J.P. Minckelersstraat 55 B204, 3000 Leuven

€ 420.000

Ref. 6354908



Number of bedrooms: 2
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 99m²
Surf. Plot: 1866m²
Neighbourhood: city Center

PEB/EPB: 170kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 420.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.142,00
Costs: € 200,00/month

BUILDING

Habitable surface: 99,00 m²
Fronts: 4
Construction year: 1976
State: Very good state
Floor: 2
Number of floors: 6

COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 170
EPC code: 20241203-0003461576-RES-1
EPC class: B
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Electrical
Heating: Individual

LOCATION

Environment: City Center, near railway station
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 1.866,00 m²
Garden: No

LAYOUT

Kitchen: Yes, hyper equipped
Bathroom type: Shower
Toilets: 1
Cellar: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 03/12/2024
Intimation: No
Flooding area: Not located in flood area
G-score: 🏠 D
P-score: 🏠 D
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Parkings outside: 1

Parkings inside: 0