



Connect

Herbert Hooverplein 14 , 3000 Leuven

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FOR SALE - PENTHOUSE

Justus Lipsiusstraat 28 B214, 3000 Leuven

€ 265.000

Ref. 6688246



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 88m²

Surf. Plot: 8165m²

Neighbourhood: near railway
station

PEB/EPB: 488kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 265.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.114,00

BUILDING

Habitable surface: 88,00 m²
Fronts: 4
Construction year: 1968
State: Very good state
Floor: 6
Number of floors: 6

COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes

ENERGY

EPC score: 488
EPC code: 20250325-0003514690-RES-1
EPC class: E
Double glazing: Yes
Windows: Steel
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: Near railway station, city Center
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 8.165,00 m²
Garden: No
Orientation terrace 1: North-east

LAYOUT

Kitchen: Yes, fully fitted
Bathroom type: Shower
Toilets: 1

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 26/03/2025
Intimation: No
Flooding area: Not located in flood area
G-score: C
P-score: C
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Garage: 1

Parkings outside: No

Parkings inside: 1