



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

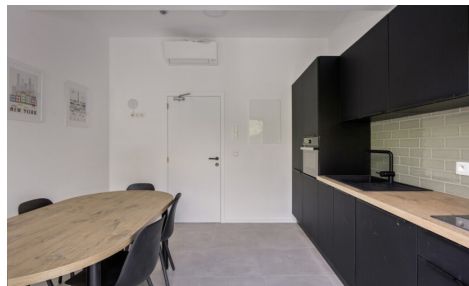
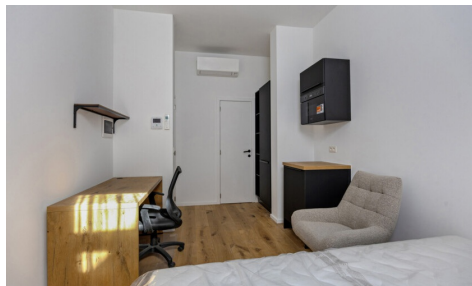
**E-mail:** office@connect-immo.be

## FOR SALE - STUDENT ROOM

Erasme Ruelensvest 47 B0201, 3000 Leuven

€ 219.000

Ref. 6616276



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: at delivery

Surf. Living: 18m<sup>2</sup>  
Surf. Plot: 95m<sup>2</sup>  
Neighbourhood: Suburb

## DESCRIPTION

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### FINANCIAL

Price: € 219.000,00  
VAT applied: No  
Available: At delivery  
Land registry income: € 944,00

### BUILDING

Habitable surface: 18,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1918  
Renovation: 2025  
State: New  
Floor: 2  
Number of floors: 5  
Orientation facade: North

### COMFORT

Furnished: Yes  
Videophone: Yes

### ENERGY

EPC code: EPB Startverklaring  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

### LOCATION

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

### TERRAIN

Ground area: 95,00 m<sup>2</sup>

### LAYOUT

Bathroom type: All comfort

### TECHNICS

Electricity: 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: A  
P-score: A  
Summons: No  
Servitude: No