



Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

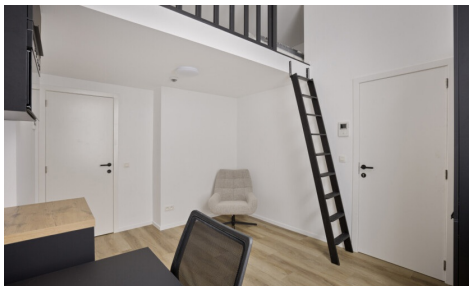
**E-mail:** office@connect-immo.be

## FOR SALE - STUDENT ROOM

Erasme Ruelensvest 47 B0301, 3000 Leuven

€ 234.000

Ref. 6616300



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

Surf. Living: 24m<sup>2</sup>  
Surf. Plot: 95m<sup>2</sup>  
Neighbourhood: Suburb

# DESCRIPTION

---

## FINANCIAL

Price: € 234.000,00  
VAT applied: No  
Available: At delivery  
Land registry income: € 944,00

## BUILDING

Habitable surface: 24,00 m²  
Fronts: 2  
Construction year: 1918  
Renovation: 2025  
State: New  
Floor: 3  
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 m²

## 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