



Herbert Hooverplein 14 , 3000 Leuven

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## FOR SALE - STUDENT ROOM

€ 239.000

Andreas Vesaliusstraat 45C B0326, 3000 Leuven

Ref. 6367256



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 15m<sup>2</sup>  
Surf. Plot: 4989m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 71kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 239.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 289,00

## BUILDING

Habitable surface: 15,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 2015  
State: Very good state  
Floor: 3  
Number of floors: 6

## COMFORT

Furnished: Yes  
Parlophone: Yes  
Elevator: Yes

## ENERGY

EPC score: 71  
EPC code: 20220328-0002572369-RES1  
EPC class: A  
Double glazing: Yes  
Windows: Aluminium  
Heating type: Gas (centr. heat.)  
Heating: Collective

## LOCATION

Environment: Central, city Center  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 4.989,00 m<sup>2</sup>  
Garden: Yes

## LAYOUT

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

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
G-score: B  
P-score: C  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No  
Parkings inside: No