



Connect

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## FOR SALE - STUDENT ROOM

Penitentienstraat 21 B02.01, 3000 Leuven

€ 225.000

Ref. 6635989



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

Surf. Living: 15m<sup>2</sup>  
Surf. Plot: 80m<sup>2</sup>  
Neighbourhood: city Center

PEB/EPB: 41kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 225.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.611,00

## BUILDING

Habitable surface: 15,00 m<sup>2</sup>  
Fronts: 2  
Renovation: 2021  
State: Very good state  
Floor: 2  
Number of floors: 3

## COMFORT

Furnished: Yes  
Elevator: No

## ENERGY

EPC score: 41  
EPC code: 24062-G-  
OMV\_2019130644/EP15513/A001/D01/SD001  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform

## LOCATION

Environment: City Center, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 80,00 m<sup>2</sup>

## LAYOUT

Cellar: Yes

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: 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:  
18/10/2024  
Intimation: No  
G-score: C  
P-score: C  
Summons: No  
Servitude: No