



Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

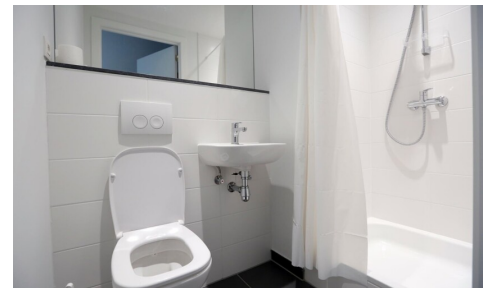
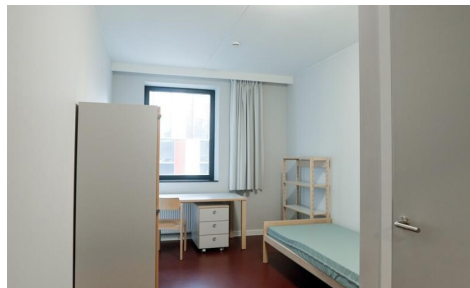
**E-mail:** office@connect-immo.be

## FOR SALE - STUDENT ROOM

Engels Plein 14 B13, 3000 Leuven

€ 139.000

Ref. 6659817



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

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

PEB/EPB: 77kwh/m<sup>2</sup>/j

# DESCRIPTION

---

## FINANCIAL

Price: € 139.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 279,00

## BUILDING

Habitable surface: 18,00 m<sup>2</sup>  
Fronts: 4  
State: Good state  
Floor: 11  
Number of floors: 13

## COMFORT

Furnished: Yes  
Elevator: Yes

## ENERGY

EPC score: 77  
EPC code: 24062-G-RO2012/1222/EP06051/001/D01/SD001  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

## LOCATION

Environment: Suburb  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Garden: Yes

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Shower  
Laundry: Yes

## TECHNICS

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

## PLANNING

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

## PARKING

Parkings outside: No  
Parkings inside: No