



Connect

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## FOR SALE - STUDIO

Sint-Lambertusstraat 18-20 B0202, 3001 Heverlee

€ 240.000

Ref. 6074729



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 30m<sup>2</sup>

Surf. Plot: 542m<sup>2</sup>

Neighbourhood: Suburb

PEB/EPB: 157kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 240.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 481,00

## BUILDING

Habitable surface: 30,00 m²  
Fronts: 2  
Construction year: 1940  
Renovation: 2017  
State: Good state  
Floor: 2  
Number of floors: 2

## COMFORT

Furnished: Yes  
Videophone: Yes  
Elevator: No

## ENERGY

EPC score: 157  
EPC code: 20230411-0002857427-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Collective

## LOCATION

Environment: Suburb, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 542,00 m²  
Garden: Yes  
Orientation terrace 1: North-east

## LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: Shower  
Toilets: 1

## TECHNICS

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

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 30/07/2024  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No

Parkings inside: No