



Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

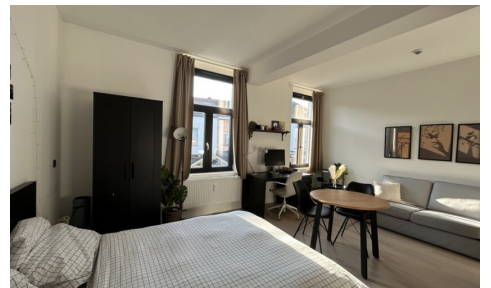
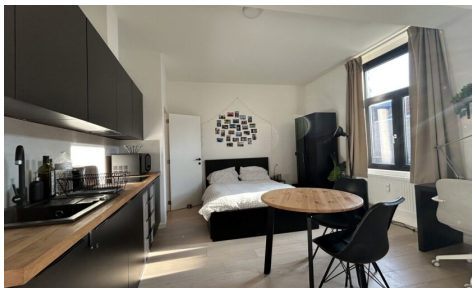
**E-mail:** office@connect-immo.be

## FOR SALE - STUDIO

Windmolenstraat 46 B0102, 3000 Leuven

€ 290.000

Ref. 6116395



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

Surf. Living: 26m<sup>2</sup>  
Surf. Plot: 115m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 204kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 290.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 438,00

## BUILDING

Habitable surface: 26,00 m<sup>2</sup>  
Fronts: 2  
Renovation: 2002  
State: Very good state  
Floor: 1  
Number of floors: 4

## COMFORT

Furnished: Yes  
Parlophone: Yes  
Elevator: No

## ENERGY

EPC score: 204  
EPC code: 20200807-0002301578-RES-1  
EPC class: C  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Central, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 115,00 m<sup>2</sup>  
Garden: No

## LAYOUT

Kitchen: Yes, fully fitted  
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: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
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