



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

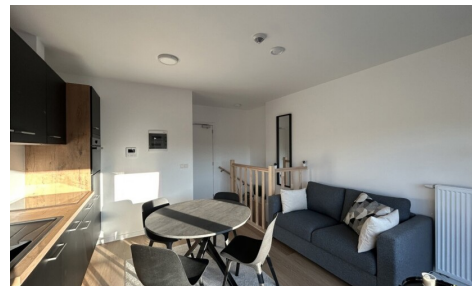
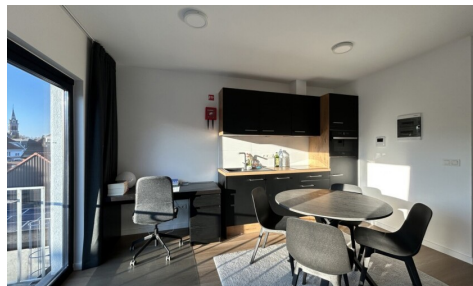
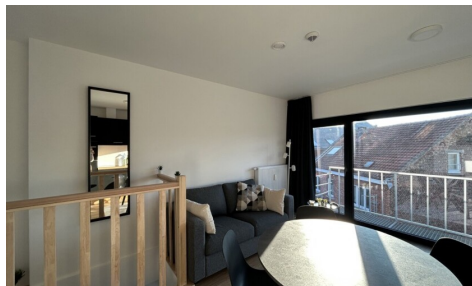
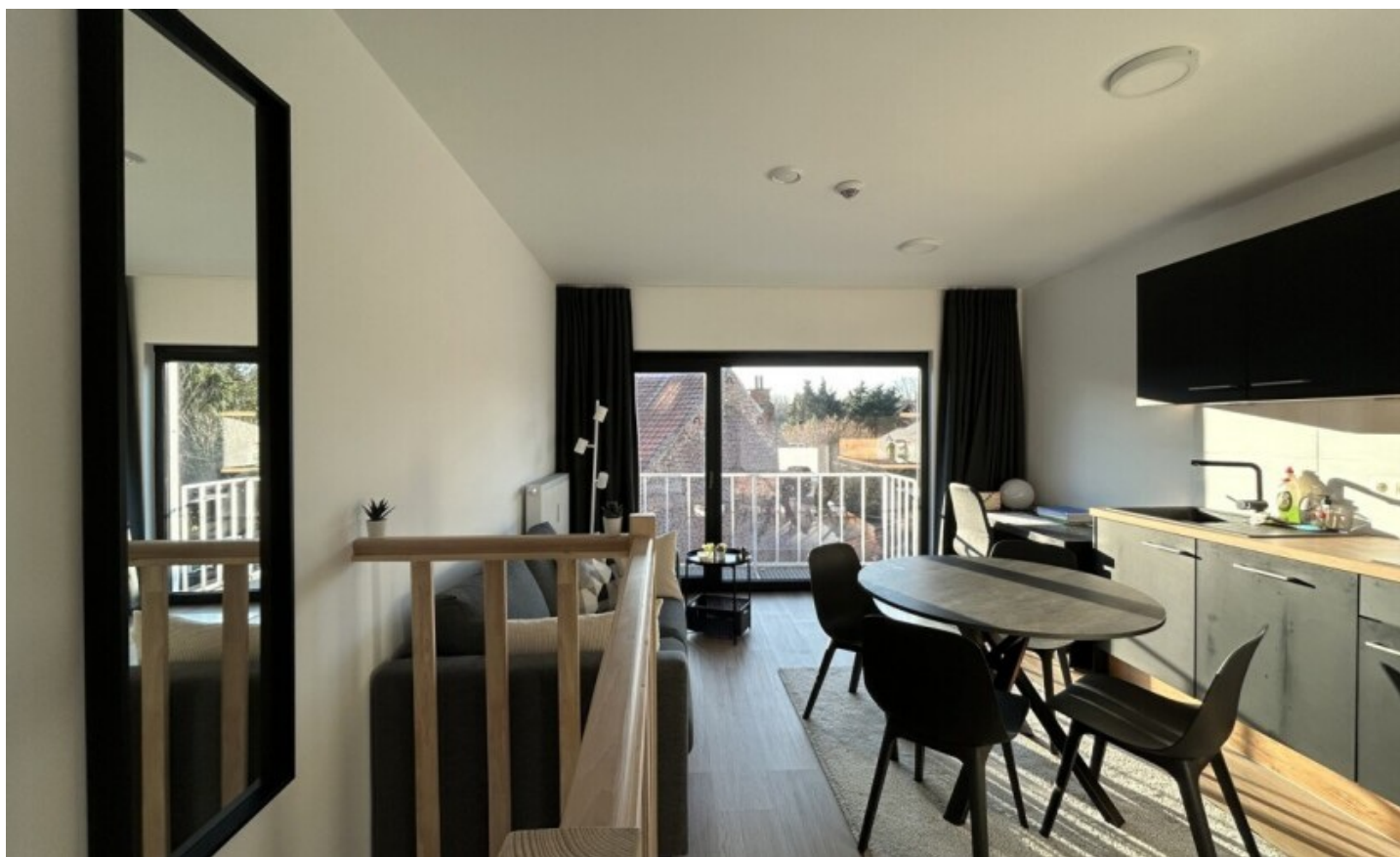
**E-mail:** office@connect-immo.be

## FOR SALE - STUDIO

Naamsesteenweg 194 B0202, 3000 Leuven

€ 299.000

Ref. 6634622



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

Surf. Living: 46m<sup>2</sup>  
Surf. Plot: 76m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 100kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 299.000,00  
VAT applied: No  
Available: Tbd with the owner  
Land registry income: € 663,00  
Costs: € 90,00/month

## BUILDING

Habitable surface: 46,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1899  
Renovation: 2023  
State: Very good state  
Floor: 2  
Number of floors: 2

## COMFORT

Furnished: Yes  
Alarm: Yes  
Videophone: Yes  
Elevator: No

## ENERGY

EPC score: 100  
EPC code: 20230517-0002894888-RES-1  
EPC class: A  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Collective

## LOCATION

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

## TERRAIN

Ground area: 76,00 m<sup>2</sup>  
Garden: No

## LAYOUT

Kitchen: Yes  
Bathroom type: All comfort  
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  
Water-sensitive open space area: Yes  
Summons: No  
Servitude: No

## PARKING

Parkings outside: No  
Parkings inside: No

