



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

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

## FOR SALE - STUDIO

Pleinstraat 52 B0102, 3000 Leuven

€ 249.000

Ref. 6376387



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: at delivery

Surf. Living: 22m<sup>2</sup>  
Surf. Plot: 140m<sup>2</sup>  
Neighbourhood: Suburb

# DESCRIPTION

---

## FINANCIAL

Price: € 249.000,00  
VAT applied: No  
Available: At delivery  
Indexed land registry income: € 3.160,00

## BUILDING

Habitable surface: 22,00 m²  
Fronts: 2  
Construction year: 1941  
Renovation: 2024  
State: New  
Floor: 1  
Number of floors: 4  
Orientation facade: South-west

## COMFORT

Furnished: Yes  
Videophone: Yes

## ENERGY

EPC code: 20230707-0002938555-RES-1  
Double glazing: Yes  
Heating type: Gas (centr. heat.)  
Heating: Collective

## LOCATION

Environment: Suburb, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 140,00 m²

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Cellar: Yes

## TECHNICS

Electricity: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
G-score: A  
P-score: A  
Summons: No  
Servitude: No