



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - APARTMENT BLOCK

Edward van Evenstraat 15, 3000 Leuven

Sold

Ref. 5319956



Number of bedrooms: 14

Number of bathrooms: 4

Availability: tbd with the owner

Surf. Living: 368m²

Surf. Plot: 285m²

Surf. terrace: 30m²

Neighbourhood: central

PEB/EPB: 148kwh/m²/j

DESCRIPTION

Very solid and perfectly maintained student house consisting of 14 official units in the center of Leuven. 2 ground floor student rooms with their own sanitary facilities and 12 furnished student rooms.

Layout ground floor: entrance hall, separate toilet, shared living room with equipped kitchen, storage room, terrace, student room 1 with shower and basin, student room 2 with shower and basin.

1st floor: hall, 6 furnished rooms (bed, desk, cupboard) with basin, new fitted shower room.

2nd floor: hall, 6 furnished rooms (bed, desk, cupboard) with basin, new fitted shower room.

Cellar.

Outdoor area: partly covered terrace, bicycle shed under passage. 2 parking spaces in the back.

Other information: recent PVC windows, recent roof, recent gas boiler, electrical installation compliant, fire safety compliant, with a blue kot label. All rooms are rented. Overview rental income and certificates available on request. Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone

FINANCIAL

Price: € 1.500.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 2.664,00

Indexed land registry income: € 5.572,00

Land tax: € 2.757,00

BUILDING

Habitable surface: 368,00 m²

Fronts: 2

Construction year: 1959

Renovation: 2014

State: Very good state

Number of floors: 3

Orientation rear: North

COMFORT

Furnished: Yes

Blinds: Yes

ENERGY

LOCATION

Environment: Central

TERRAIN

Ground area: 285,00 m²

Garden: No

Orientation terrace 1: North

LAYOUT

Entrance hall: Yes

Living room: 42,00 m²

Kitchen: 10,00 m², semi fitted

Nighthall: Yes

Bathroom type: Shower

Toilets: 3

Terrace: 30,00 m²

Cellar: 10,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

EPC score: 148
EPC code: 20230327-0002850271-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Collective

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 - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: Yes

PARKING

Parkings outside: 2