



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - FLAT

Ten Hovelaan 3 B401, 3000 Leuven

€ 299.000

Ref. 5311321



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: to be agreed upon

Surf. Living: 75m<sup>2</sup>  
Surf. terrace: 6m<sup>2</sup>

PEB/EPB: 140kwh/m<sup>2</sup>/j

## DESCRIPTION

**Pleasant apartment with 2 bedrooms, terrace and possibility to purchase garage under the building located in the center of Leuven, renovation/redecoration needed.**

Fourth floor (with elevator): entrance hall with built-in-wardrobes, separate toilet, 33m<sup>2</sup> living room with parquet floor and access to the terrace (5,7m<sup>2</sup>), fitted kitchen (6m<sup>2</sup>), bedroom 1 (13m<sup>2</sup>), bedroom 2 (10m<sup>2</sup>), fitted bathroom (shower in bath, 1 basin in unit + connection for washing machine).

Other information: EPC B, electricity CONFORM, intercom, recent double glazed windows, cellar, garage box (20m<sup>2</sup>)(45.000 euro).

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## FINANCIAL

Price: € 299.000,00

Available: To be agreed upon

Land registry income: € 1.289,00

## BUILDING

Habitable surface: 75,00 m<sup>2</sup>

Construction year: 1973

Floor: 4

## COMFORT

Videophone: Yes

## ENERGY

EPC score: 140

EPC class: B

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating: Collective

## LAYOUT

Entrance hall: Yes

Living room: 33,00 m<sup>2</sup>

Kitchen: 6,00 m<sup>2</sup>, semi fitted

Bedroom 1: 13,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bathroom 1: 3,50 m<sup>2</sup>

Toilets: 1

Terrace: 5,70 m<sup>2</sup>

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: Not disclosed

G-score: A

P-score: B

Summons: No

Servitude: No

## PARKING

Garage: 1