# FOR SALE - RESIDENCES-SERVICES

**Sold**

**Populierenhof 10, 3001 Heverlee**

Ref. 3324781





Number of bedrooms: 1        Surf. Living: 55m²        PEB/EPB: 295kwh/m²/j
Number of bathrooms: 1       Surf. terrace: 5m²
Availability: to be agreed
upon

# DESCRIPTION

Service flat with 1 bedroom located in Heverlee, quiet and green location. Residence Populierenhof. 50m² habitable surface.

Layout apartment (2nd floor): entrance hall, fitted kitchen with cooker and fridge, 23m² living room with access to terrace, bedroom (370x350), new bathroom with walk-in shower, baisin and toilet.

Additional info: air conditioning available in the apartment, new bathroom, new kitchen can be discussed, completely repainted.

Common areas: reception with permanence, common bar, lounge.

Residence information: service package possible such as nurse and care permanence, emergency call system, meal service, cleaning service,...

Outdoor space: park garden, parking for visitors.

Opportunity for own occupation or as an investment. More info in our office.

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## FINANCIAL

Price: € 175.000,00
Available: To be agreed upon

## BUILDING

Habitable surface: 55,00 m²
Fronts: 2
Construction year: 1980
Renovation: 2023
State: Very good state
Floor: 2
Number of floors: 3

## COMFORT

Furnished: No
Handicap friendly: Yes
Concierge: Yes
Elevator: Yes
Air conditioning: Yes

## ENERGY

EPC score: 295
EPC class: C

## LAYOUT

Living room: 23,00 m²
Kitchen: 3,00 m², hyper equipped
Bedroom 1: 12,00 m²
Bathroom 1: 4,50 m²
Bathroom type: Shower
Toilets: 1
Terrace: 5,00 m²

## 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: No legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: A

Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform

P-score: B
Summons: No

## PARKING

Parkings outside: Yes