



Leuvensesteenweg 587 , 3071 Kortenberg

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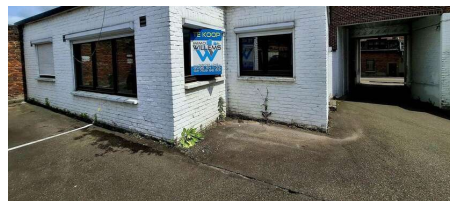
**E-mail:** info@immowillems.be

## For sale - Flat

**€ 239.000**

**Tervuursestraat 42A B2, 3000 Leuven**

**Ref. 4961655**



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 54m<sup>2</sup>

PEB/EPB: 524kwh/m<sup>2</sup>/j

## Description

This pleasant ground floor apartment is perfect for those who want to live in a quiet location while staying close to the city. It is situated on a neat inner courtyard, with fast connections to Leuven centre and surrounding access roads.

Layout: entrance hall, corridor, kitchen, living room, bedroom and bathroom.

Key assets:

- EPC label F (renovation required), but with wall insulation the expected EPC would improve to label C. Estimated cost: around €15,000. More details can be found in the attached documents and technical report.
- Certified asbestos safe.
- Electricity installation in accordance with AREI, with valid inspection report.
- Conformity certificate valid until 12/06/2028.

A well-maintained property with great potential, in a quiet yet highly accessible location. Ideal as a personal home in Leuven or as a valuable investment.

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### Financial

Price: € 239.000,00  
Available: At the contract

### Building

Habitable surface: 54,00 m<sup>2</sup>  
State: Good state

### Energy

EPC score: 524 kWh/m<sup>2</sup>/year  
EPC class: F

### Terrain

Garden: No

### Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed