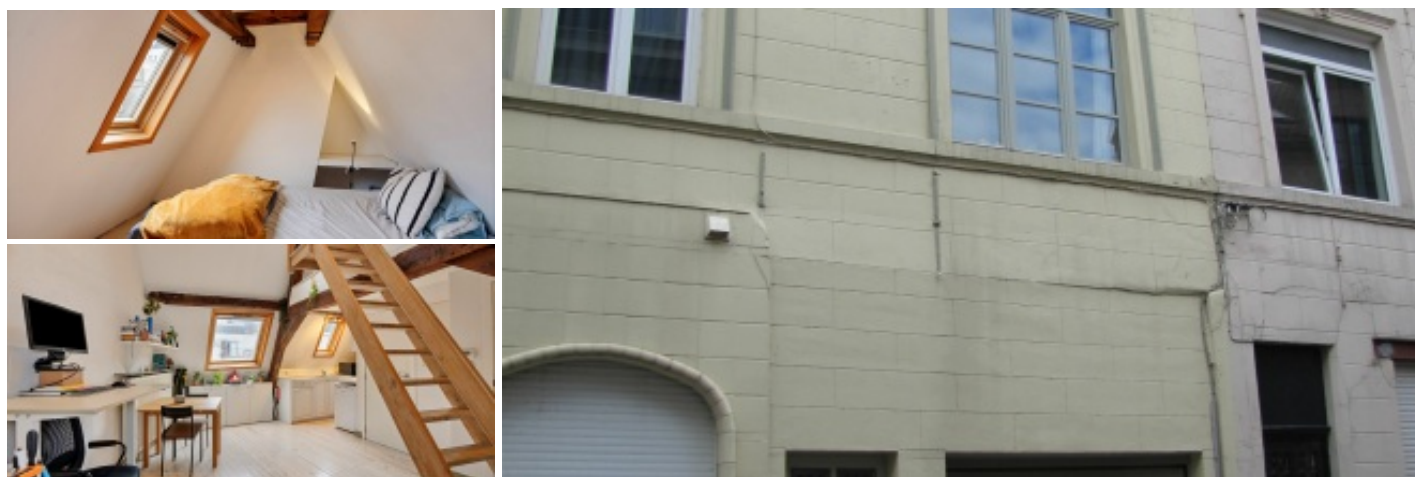


## HOUSE DIVIDED IN 4 STUDIOS IN THE CITY CENTER OF LEUVEN

**€ 745.000**

Schrijnmakersstraat 10, 3000 Leuven

4 120 m<sup>2</sup>



Very favorable yield home, divided into 4 studios and one garage, located on a prime location in the center of Leuven. There is always one studio per floor with its own equipped kitchen (hob, sink, fridge, hood) and shower room with toilet and sink. Separate heating and electricity facilities with individual meters. The ground floor studio also has a compact courtyard. Next to the central entrance door is the garage with storage cellar. The building dates back to the 1700s and was completely renovated in 2003 with the utmost care and quality materials. Each studio has central heating with its own (Viesmann) gas condensing boiler. Asbestos safe, favorable EPC certificates and compliant electrical installations provide additional comfort in the home. All studios and the garage are rented. The property is a unique opportunity for an investor who wishes to add to his portfolio a building that is in perfect condition and offers rental security with a good return.

## Characteristics

### GENERAL

Address:	Schrijnmakersstraat 10 3000 Leuven
Price:	€ 745.000
Habitable surface:	120 m <sup>2</sup>
Number of bedrooms:	4
Number of bathrooms:	4
Number of garages:	1
Renovation year:	2003
Cadastral income:	€0

### COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Wood

### EPC

EPC:	239 kWh/m <sup>2</sup>
EPC level:	C

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ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested