



Area 134 m² | 1 Bathroom(s) | 3 Bedroom(s) |

Description

A move-in ready, fully renovated 3-bedroom property in the heart of Leuven. This fully renovated property (2026) is situated in an excellent location in the vibrant student city of Leuven. Thanks to its central location, close to the city centre, the university, shops and numerous restaurants and cafés, this property is both an ideal home and an attractive investment opportunity. Upon entering the property, you find yourself in the spacious living area of approximately 46 m². The open-plan kitchen flows seamlessly into the living room and is fully equipped with high-quality fittings and modern appliances, ensuring that comfort and functionality go hand in hand. The property also features a practical utility/laundry room of approximately 8 m² and an additional storage area. Upstairs, there are three spacious bedrooms measuring approximately 20 m², 16 m² and 15 m² respectively. The modern bathroom is fitted with a stylish walk-in shower, washbasin and toilet. The property was completely renovated in 2026 and meets current comfort and energy standards. It features up-to-standard electrical installations, double-glazed PVC windows and an efficient gas heating system. Thanks to its layout featuring three full-sized bedrooms, this property is particularly well-suited to students wishing to live together. This also makes it an excellent investment with attractive rental potential in a city where demand for high-quality student accommodation and co-housing remains high. Key features: * Fully renovated in 2026 * 3 spacious bedrooms * Spacious living area with open-plan kitchen (approx. 46 m²) * Compliant electrical installation * Double-glazed PVC windows * Central location near the city centre, university, shops and restaurants * Ideal as an investment or for student co-housing A unique opportunity for anyone looking for a hassle-free home or a profitable investment in Leuven. EPC (C) - 247 kWh/m²/year.

<i>General</i>	
Habitable surface	134 m²
EPC	247 kWh/m²/jaar
EPC category	C
Year of construction	1850
Renovation year	2026
State	Perfect state

<i>Urban planning information</i>	
Building permit	Not applicable
Summons and recovery claim	Not applicable
Urban development destination	Not yet requested
Pre-emption right	Requested
Subdivision permit	Not applicable
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied
G-score:	Class A
P-score:	Class A
G-score	Class A
P-score	Class A

<i>Comfort</i>	
Bedroom(s)	3
Bathroom(s)	1
Heating	Gas
Electricity certificate	Yes, conform

<i>Financial</i>	
Price	€ 399.000



