

## For sale - Studio

Leopoldstraat 63 B17, 2000 Antwerp

**€ 169.000**

**Ref. 6500491**



Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 33m<sup>2</sup>  
Surf. terrace: 2m<sup>2</sup>

PEB/EPB: 265kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 169.000,00  
Available: At the contract  
Costs: € 145,00/month

## Building

Habitable surface: 33,00 m²  
Fronts: 2  
Construction year: 1967  
State: To be refreshed  
Floor: 5  
Number of floors: 6

## Comfort

Furnished: No  
Parlophone: Yes  
Elevator: Yes

## Energy

EPC score: 265  
EPC class: C  
Double glazing: Yes, thermic and acoustic isol.  
Windows: Vinyl  
Heating type: Electrical  
Heating: Wall heating

## Location

School nearby: 1.000m  
Shops nearby: 50m  
Public transport nearby: 50m  
Highway nearby: 2.000m  
Sport center nearby: 500m

## Terrain

Garden: No  
Orientation terrace 1: South-west

## Layout

Kitchen: Yes, fully fitted  
Bedroom 1: 33,00 m²  
Terrace: 2,00 m²

## Technics

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed  
G-score: C  
P-score: C