

## FOR SALE - CHARMING HOUSE

Peelsestraat 24., 2380 Ravels

On request

Ref. 2067AK



  
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**CENTURY 21**  
Echo Vastgoed

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CENTURY 21

Number of bedrooms: 3  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 152m<sup>2</sup>  
Surf. Plot: 898m<sup>2</sup>  
Surf. terrace: 25m<sup>2</sup>  
Neighbourhood: Free sight

PEB/EPB: 470kwh/m<sup>2</sup>/j

## DESCRIPTION

Located in the heart of Ravels, just a stone's throw from the village centre, you will find this house to refresh on a nice plot.

The driveway is beautifully paved and the property offers pleasant living spaces and features a spacious layout with plenty of bedrooms, perfect for a family or someone looking for some extra space. There is an inviting covered terrace and a handy garage, in addition to a double carport for extra parking.

The property also features a large multi-purpose hall, which is ideal for a variety of uses. Behind the house is a large garden to unleash green fingers and creativity. The hall offers possibilities for both a small independent business or a creative hobby room. This property has exceptional potential.

Will it be your dream home?

Contact us soon for an appointment and convince yourself!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.065,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 152,00 m<sup>2</sup>

Fronts: 4

Construction year: 1985

State: To be renovated

Number of floors: 2

Type roof: Point roof

Orientation rear: South-west

Orientation facade: North-east

## COMFORT

Furnished: No

## ENERGY

EPC score: 470

EPC code: 20240721-0003318034-RES-1

EPC class: E

Double glazing: Yes

Windows: Wood

Heating type: Electrical

Heating: Individual

## LOCATION

Environment: Free sight, countryside

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 898,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: Bath

Shower rooms: 1

Toilets: 2

Terrace: 25,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: B  
Summons: No  
Servitude: No

## **PARKING**

Garage: Yes  
Carport: Yes  
Parkings outside: 8  
Parkings inside: 12