

FOR SALE - CHARMING HOUSE

Grote Baan 120, 2380 Ravels

€ 329.500

Ref. 3037 AK



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

Surf. Living: 198m²
Surf. Plot: 347m²
Surf. terrace: 40m²
Neighbourhood: quiet

PEB/EPB: 362kwh/m²/j

DESCRIPTION

Spacious and Move-in-Ready Home with a Sunny Garden

This surprisingly spacious home is fully move-in-ready and offers the perfect combination of comfort, space, and a low-maintenance garden.

Upon entering the hallway, you'll find a guest toilet and access to the integrated garage. The house also features a convenient side entrance, fully covered, leading to the garden room and backyard.

The cozy living room, with a continuous tiled floor and plenty of natural light, seamlessly flows into the beautifully designed dining kitchen, fully equipped with all essential appliances. Adjacent is the fully tiled bathroom, featuring a spacious walk-in shower, bathtub, and vanity unit.

Behind the kitchen, the stunning garden room offers a view of and direct access to the large terrace and garden. The fully enclosed, south-facing garden is low-maintenance, featuring a paved terrace and high-quality artificial grass. Additionally, the garden includes a charming garden house with a covered area.

Upstairs, there are three bedrooms, some with built-in wardrobes, all with laminate flooring, along with a separate toilet. A retractable staircase from the landing provides access to the fully insulated attic.

KEY FEATURES:

- ☐ **South-facing garden** – perfect for enjoying the sun
- ☐ **2 parking spaces** – convenient parking options
- ☐ **Integrated garage** – ideal for your car or extra storage
- ☐ **Compliant electricity** – no additional costs
- ☐ **Completely move-in-ready** – hassle-free relocation

This home offers every comfort and is ready for its new owners! Interested? Schedule a viewing today.

FINANCIAL

Price: € 329.500,00

VAT applied: No

Available: At the contract

BUILDING

Habitable surface: 198,00 m²

Fronts: 3

Construction year: 1932

Renovation: 2012

State: Good state

Number of floors: 2

Type roof: Saddle roof

Orientation rear: South

Orientation facade: North

COMFORT

Furnished: No

Handicap friendly: No

Videophone: Yes

LOCATION

Environment: Quiet, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 347,00 m²

Width at the street: 7,00 m

Garden: Yes (310,00 m²)

Orientation terrace 1: South

LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Terrace: 40,00 m²

ENERGY

EPC score: 362

EPC code: 20250124-00035097376-RES-1

EPC class: D

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
24/01/2025

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: C

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 1