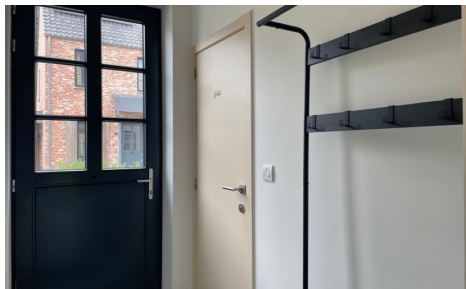


## FOR RENT - HOUSE

Olmenstraat 2, 2380 Ravels

€ 1.500

Ref. 3066 AK



Number of bedrooms: 4  
Number of bathrooms: 1  
Garages: 1  
Availability: immediately

Surf. Living: 160m<sup>2</sup>  
Surf. Plot: 212m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: countryside

PEB/EPB: 26kwh/m<sup>2</sup>/j

## DESCRIPTION

Looking for a modern and comfortable home in a quiet location near the Dutch border? This beautiful, recent home in Ravels offers everything you need!

Layout:

You enter through an inviting entrance hall that gives access to the cozy living room with lots of natural light. The open kitchen is fully installed and equipped with all modern appliances - perfect for those who like to cook or receive guests. Through the sliding window you have access to the pleasant, low maintenance garden, ideal for relaxing or cozy outdoor seating.

Floor 1:

On the second floor there are three bedrooms, including a spacious master bedroom with a practical dressing room. The modern bathroom is equipped with all comforts.

Floor 2:

The second floor offers a very spacious third bedroom which can also serve perfectly as a hobby room, office or guest room.

In addition, the house has a carport, which provides extra comfort and protection for your car.

TROEVEN:

- +Quiet new neighborhood
- +Good sunny orientation
- +Energy efficient EPC 26 kWh/m<sup>2</sup>/yr
- +Spacious carport
- +Located in a quiet location near the border with the Netherlands

---

## FINANCIAL

Price: € 1.500,00 per month  
Available: Immediately  
Land registry income: € 644,00

## BUILDING

Habitable surface: 160,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 2022  
State: Good state  
Number of floors: 2  
Orientation facade: North-west

## COMFORT

Furnished: No

## LOCATION

Environment: Countryside, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 212,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: South-east

## LAYOUT

Living room: 30,00 m<sup>2</sup>  
Kitchen: Yes, US fully fitted  
Bedroom 1: 17,50 m<sup>2</sup>

## ENERGY

EPC score: 26

EPC code: 13035-G-

OMV\_2019022885/EP19689/A002/D01/SD001

EPC class: A

Double glazing: Yes, acoustic isol.

Windows: Aluminium or pvc

Heating type: Hot air pump

Heating: Individual

Bedroom 2: 7,50 m²

Bedroom 3: 8,00 m²

Bedroom 4: 26,00 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Terrace: 20,00 m²

Laundry: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Intimation: No legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Servitude: No

## PARKING

Garage: 1

Parkings outside: 2

Parkings inside: Yes