

FOR SALE - HOUSE

Vennekenspad 1, 2380 Ravels

Sold

Ref. 1906 SB



Number of bedrooms: 5
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 255m²
Surf. Plot: 198m²
Neighbourhood: central

PEB/EPB: 269kwh/m²/j

DESCRIPTION

Welcome to this nice family home in the heart of Ravels !

On a plot of approx. 200m² we find a ready-to-use house with indoor garage, entrance hall with stairs to the first floor, kitchen, lounge, dining room, laundry room, bathroom, 4 spacious bedrooms and a spacious fully finished attic.

The entrance hall is bright and spacious and gives access to the indoor kitchen, living room and stairs to the first floor. The living room is spacious and here it is cosy to sit by the television, at the large dining table it is cosy to sit with a view of the small courtyard garden.

The kitchen is equipped with sink, dishwasher, gas hob with extractor hood, large fridge and plenty of storage space.

Furthermore, there is a practical laundry room and the indoor garage on the ground floor.

The upper floor is very spacious. All windows have already been replaced and have shutters. All rooms are spacious and have also been completely renovated.

The bathroom has a walk-in shower with washbasin and toilet.

From the landing, access to the attic. This floor is the nicest place in the house. It is equipped with sleeping area.

The south-west facing garden is a real asset. A cosy terrace at the extension, space for laundry and play area for small children.

This property is definitely worth it for those who want compact and central living.

No major garden maintenance, but nice and cosy sitting in nice weather

Details:

- Electricity compliant
- New exterior joinery
- Indoor garage
- Cosy city garden
- Child-friendly!

FINANCIAL

Price: Info at the office

VAT applied: No

Available: Tbd with the owner

BUILDING

Habitable surface: 255,00 m²

Fronts: 3

Construction year: 1970

Renovation: 2018

Main area: 85 m²

Front width: 10,00 m

LOCATION

Environment: Central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 198,00 m²

Width at the street: 9,00 m

Garden: Yes (40,00 m²)

LAYOUT

Type roof: Saddle roof
Orientation rear: South-west

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No
Blinds: Yes
Pool: No

ENERGY

EPC score: 269
EPC code: 0002144502-RES-2
EPC class: C
Double glazing: Yes, acoustic isol.
Windows: Vinyl
Heating type: Gas (centr. heat.)
Heating: Individual

Living room: 50,00 m²
Kitchen: 28,00 m², US hyper equipped
Bedroom 1: 11,50 m²
Bedroom 2: 11,50 m²
Bedroom 3: 12,50 m²
Bedroom 4: 12,50 m²
Bedroom 5: 45,00 m²
Bathroom type: Shower
Toilets: 2
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: No
Parcelling permission: No
Right of pre-emption: No
Intimation: No - no legal correction or
administrative measure imposed
Flooding area: Not located in flood area
G-score: C
P-score: C
Summons: No

PARKING

Garage: 1
Parkings outside: 1
Parkings inside: 1