

## FOR SALE - VILLA

Steenweg Weelde 63, 2380 Ravels

€ 899.000

Ref. 7649444



Number of bedrooms: 5  
Number of bathrooms: 4  
Garages: 3  
Availability: at the contract

Surf. Living: 959m<sup>2</sup>  
Surf. Plot: 3172m<sup>2</sup>  
Surf. terrace: 80m<sup>2</sup>  
Neighbourhood: countryside

PEB/EPB: 254kwh/m<sup>2</sup>/j

## DESCRIPTION

Discover this exceptionally spacious and centrally located villa on a beautiful, sunny plot of no less than 3,172 m², just 5 minutes from the Dutch border. This versatile property perfectly combines comfortable living, working and relaxation, and has been solidly constructed using high-quality materials with a timeless finish.

The generous living areas are flooded with natural light and offer stunning views of the beautifully landscaped garden and the impressive indoor swimming pool with wellness area. The villa features five spacious bedrooms, multiple bathrooms and a garage with space for three cars, making it ideal for large families or anyone who appreciates generous living space.

A major highlight is the spacious office wing with its own sanitary facilities and a separate entrance. This makes the property perfectly suited for a home office, professional practice, consultancy, or a combination of living and working.

With approximately 750 m² of usable floor space, plus around 200 m² of spacious basement and wellness facilities, this exceptional property offers outstanding opportunities for those seeking space, quality and versatility in a prime location.

In addition, there is the option to purchase an adjoining building plot of approximately 3,300 m². Accessible from the side street, this plot can have its own private entrance, creating excellent possibilities for future development, an additional building, multi-generational living, staff accommodation, enhanced privacy or independent access.

A truly unique villa where luxury, comfort, functionality and a strategic location come together. For those who appreciate generous space, superior quality and outstanding construction, this is a property that deserves to be experienced in person.

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## FINANCIAL

Price: € 899.000,00

VAT applied: No

Available: At the contract

Land registry income: € 3.393,00

Liberal profession possible: Yes (87,00 m²)

## BUILDING

Habitable surface: 959,00 m²

Fronts: 4

Construction year: 1974

Renovation: 1993

State: Good state

Number of floors: 2

Front width: 22,00 m

Orientation rear: South-east

Orientation facade: North-west

## COMFORT

Furnished: No

## LOCATION

Environment: Countryside, countryside view

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: No

Sport center nearby: No

Beach nearby: No

## TERRAIN

Ground area: 3.172,00 m²

Width at the street: 15,20 m

Garden: Yes

Orientation terrace 1: South-east

## LAYOUT

Living room: 69,00 m²

Dining room: 25,40 m²

Kitchen: 18,70 m², US hyper equipped

Bureau: Yes

Handicap friendly: No  
Alarm: Yes  
Elevator: No  
Pool: Yes

## ENERGY

EPC score: 254  
EPC code: 20260323-0003827650-RES-1  
EPC class: C  
Double glazing: Yes, thermic isol.  
Windows: Wood or pvc  
Electricity certificate: Yes, not conform  
Heating type: Gas  
Heating: Individual

Bedroom 1: 21,00 m<sup>2</sup>  
Bedroom 2: 20,00 m<sup>2</sup>  
Bedroom 3: 15,90 m<sup>2</sup>  
Bedroom 4: 13,70 m<sup>2</sup>  
Bedroom 5: 19,30 m<sup>2</sup>  
Bathroom type: All comfort  
Shower rooms: 5  
Toilets: 6  
Terrace: 80,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Building permission: Yes, granted  
Destination: Living zone  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: Yes  
Water-sensitive open space area: No  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 23/03/2026  
Flooding area: Not located in flood area  
G-score: A  
P-score:  D  
Summons: No  
Servitude: No  
Management measures recorded in the register of measures: No

## PARKING

Garage: 3  
Parkings outside: 6  
Parkings inside: 3