



Devo Vastgoed

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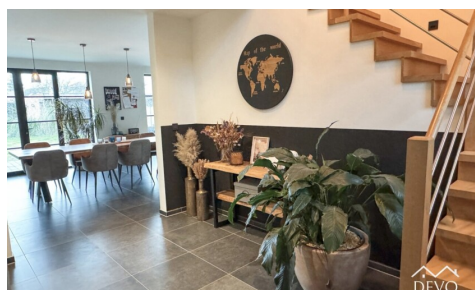
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FOR SALE - VILLA

Nieuwe Stationsstraat 106, 2380 Ravels

€ 649.000

Ref. 2025/V/001



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 350m²

Surf. Plot: 840m²

Surf. terrace: 20m²

Neighbourhood: quiet

PEB/EPB: 30kwh/m²/j

DESCRIPTION

Welcome to this exclusive villa in charming Weelde, where style and comfort blend effortlessly! This move-in-ready home exudes luxury with its high-end finishes and spacious rooms.

Upon entering, you're welcomed by a bright and spacious living area, perfect for cozy evenings with family and friends. The modern kitchen is a dream for any home chef, fully equipped with all modern conveniences.

The large windows offer an open view of the beautifully landscaped garden, ideal for relaxing or enjoying a barbecue.

With 3 bedrooms, a spacious and stylish bathroom, a large attic, and a separate office space, there is no shortage of space and comfort.

Located in a quiet and green area, this is the perfect place for those who value privacy and a stylish lifestyle. A unique opportunity for exclusive living with a modern touch!

Can you already picture yourself living here? Discover it now and be amazed!

Schedule your visit via info@devovastgoed.be or call +32 (0)14 89 10 34

Are you considering selling or renting out your property? We are happy to help! Take advantage of our temporary launch promotion and competitive commission! Interested? Contact us for a free consultation!

FINANCIAL

Price: € 649.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.702,00

Indexed land registry income: € 3.704,00

Land tax: € 1.518,26

BUILDING

Habitable surface: 350,00 m²

Fronts: 4

Construction year: 2020

State: New

Number of floors: 3

Main area: 168 m²

Front width: 14,00 m

Type roof: Saddle roof

Orientation rear: South

Orientation facade: North

COMFORT

Furnished: No

Elevator: No

Pool: No

LOCATION

Environment: Quiet

School nearby: 3.000m

Shops nearby: 7.000m

Public transport nearby: 3.000m

Highway nearby: 15.000m

Sport center nearby: 10.000m

TERRAIN

Ground area: 840,00 m²

Width at the street: 27,70 m

Garden: Yes

Orientation terrace 1: South

LAYOUT

Living room: 29,00 m²

Dining room: 23,00 m²

Kitchen: 18,00 m², hyper equipped

Bureau: 19,57 m²

Bedroom 1: 27,60 m²

Bedroom 2: 22,71 m²

Bedroom 3: 19,57 m²

Bathroom type: All comfort

Toilets: 2

ENERGY

EPC score: 30

EPC code: 13035-G-

2016/00187/EP03509/A001/D01/SD001

EPC class: A

EPC co2 emission: 2448

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Heat recovery installation

Heating: Heat recovery installation

Second terrace: 20,00 m²

Laundry: Yes

Cellar: Yes

Ventilated space: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Carport: Yes

Parkings outside: 4