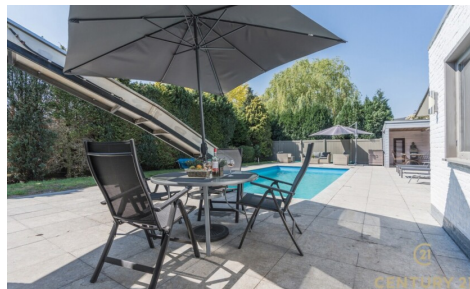


## FOR SALE - EXCEPTIONAL HOUSE

Bredaseweg 85, 2380 Ravels

€ 549.000

Ref. 4010 AK



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1  
Availability: at the contract

Surf. Living: 254m<sup>2</sup>  
Surf. Plot: 860m<sup>2</sup>  
Surf. terrace: 70m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 277kwh/m<sup>2</sup>/j

## DESCRIPTION

**Have you always dreamed of a home with a sauna and a swimming pool? Then this detached villa in Weelde could be the perfect property for you.**

Located in the border town of Weelde, this beautifully renovated villa offers four spacious bedrooms and a heated outdoor swimming pool. It is an ideal home for those who want to combine comfort, privacy and luxury with generous space and practical functionality.

You enter through the entrance hall with an adjoining office or bedroom, making it perfect for working from home or comfortable single-level living. The living room forms the heart of the home and provides direct access to the fully fitted kitchen and the hallway. From the hallway, you reach the side entrance, a guest toilet and an additional guest bedroom.

The exceptionally spacious master bedroom overlooks the backyard and swimming pool and features an en-suite bathroom with a bathtub, vanity unit and private toilet. The practical storage room gives access to the covered terrace and garden through a lockable sliding door, creating a seamless indoor-outdoor connection.

A fixed staircase leads to the upper floor, where you find a generous landing with access to a large bedroom, a spacious dressing room and a luxurious bathroom equipped with a shower, double washbasin, toilet and Finnish sauna. The adjoining terrace is enhanced by a unique water slide that leads directly into the heat pump-heated swimming pool. The terrace and pool surrounds are finished in burnt natural stone, adding a stylish and high-quality touch to the outdoor space.

The fully enclosed garden guarantees maximum privacy and is completed by a cosy bar area, a spacious garage and automatically operated entrance and garage gates. The property also benefits from an insulated crawl space and a central heating boiler that was renewed in 2026.

Key features:

Full privacy

Fully enclosed plot

Heated swimming pool with water slide

4 bedrooms and 2 bathrooms

Possibility to combine living and working

Insulated crawl space

Terrace finished in burnt natural stone

New central heating boiler (2026)

Spacious garage and driveway for multiple cars

Prime location just steps from the Dutch border

Close to Baarle-Nassau/Hertog and a short drive to Turnhout

A move-in ready villa where luxury, comfort and privacy truly come together.

---

## FINANCIAL

Price: € 549.000,00

VAT applied: No

Available: At the contract

Land registry income: € 882,00

## LOCATION

Environment: Central, countryside

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## BUILDING

Habitable surface: 254,00 m<sup>2</sup>

Fronts: 4

Construction year: 1975

Renovation: 2015

State: Good state

Number of floors: 1

Front width: 9,00 m

## COMFORT

Furnished: No

Alarm: Yes

Elevator: No

Pool: Yes

## ENERGY

EPC score: 277

EPC code: 20260219-0003788086-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Wood or pvc

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## TERRAIN

Ground area: 860,00 m<sup>2</sup>

Width at the street: 15,00 m

Garden: Yes

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and short bath

Shower rooms: 1

Toilets: 3

Terrace: 70,00 m<sup>2</sup>

Laundry: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

02/02/2026

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: 3

Parkings inside: 1