

# AGENCE PALLEN

LUXURY REAL ESTATE

## Deauville I 42

156 m<sup>2</sup> | 3 slaapkamers | 2 badkamers

Jozef Nellenslaan 166, 8300 Knokke

€ 1.275.000



Spacious apartment ready to move in, close to the Albert Beach and the Rubens.

Entrance, open kitchen, bright living room with high windows and access to terrace. Bedroom 1 with private bathroom (bathroom, toilet, 2 washbasins).

Upstairs: TV corner, W.C., bedroom 2, bedroom 3, bathroom (bath, shower, 2 washbasins).

Private cellar. Shared bicycle storage.

Possibility to purchase double closed garage box in the building (160,000 euros).

Very interesting offer!



**Do you have questions or wish to schedule a visit?  
Please contact Gregory!**

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## Specifics

|                   |                   |
|-------------------|-------------------|
| Bedrooms          | 3                 |
| Bathrooms         | 2                 |
| Habitable surface | 156m <sup>2</sup> |
| Total surface     | 160m <sup>2</sup> |
| Construction year | 2002              |
| General state     | Liveable at once  |

## Legal information

|                         |                  |
|-------------------------|------------------|
| Destination             | Residential area |
| Subpoena                | No               |
| Pre-purchase right      | No               |
| Subdivision application | Yes              |
| Bouwvergunning          | Yes              |
| Protected heritage      | Yes              |

## Energy

|                           |                       |
|---------------------------|-----------------------|
| EPC ref.                  | 2883007               |
| Energy                    | 91 kWh/m <sup>2</sup> |
| Flooding sensitivity      | Non-flood zone        |
| P-score                   |                       |
| G-score                   |                       |
| Delineated shoreline zone | Not applicable        |



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