

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Charming semi-detached villa in a prime location in het Zoute

289 m<sup>2</sup> | 6 slaapkamers | 2 badkamers

Fochlaan 24, 8300 Knokke

€ 4.350.000



Unique property with a south-facing garden, located in the beautiful Zoute area. This semi-detached villa is just a few steps away from the sea, the Dominican Church, the Royal Zoute Golf Club, and the Approach Minigolf.

### Layout:

Ground floor: Spacious entrance hall with cloakroom and guest toilet. Bright, spacious living room with TV area. Equipped kitchen with dining area and sitting room, adjacent to the garden and south-facing terrace. Plenty of storage space in the villa. Laundry room.

On the first floor, there are 3 spacious bedrooms with stunning views of the surrounding villas, including the master bedroom with dressing room and bathroom (sink, toilet, and walk-in shower). One bedroom is equipped with an infrared cabin.

On the second floor, there are 3 bedrooms. Separate bathroom with double sink, bath, and toilet. Attic space.

Outside: Integral garage for one car. Multiple parking spaces in front of the villa.

This charming villa is located in a beautiful spot in the Zoute, with a large garden offering plenty of privacy and tranquility.



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

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## Specifics

Bedrooms	6
Bathrooms	2
Habitable surface	289m <sup>2</sup>
Total surface	900m <sup>2</sup>
Construction year	1928
Renovation year	2015
General state	Liveable at once
Alarm	Yes
City water	Yes
Electricity	Yes
Natural gas	Yes
Glazing	Double
Heating (System)	Natural gas
Kitchen	American hyper-equipped

## Legal information

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

## Energy

EPC ref.	202312080003063915RES1
Energy	378 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	B
G-score	B
Delineated shoreline zone	Not applicable



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