

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Beautifully renovated corner apartment on Lake Zegemeer

128 m<sup>2</sup> | 4 slaapkamers | 2 badkamers

Lispannenlaan 33, 8300 Knokke

€ 1.795.000



Beautiful and luxuriously renovated corner apartment enjoying an open view of Lake Zegemeer, located in the small-scale villa residence "Lac Résidence". The "Lac Résidence" is located just a few steps from the center, the sea and the Casino.

### Layout of the apartment:

Entrance hall with cloak room and guest toilet. Open and fully installed kitchen (equipment Miele) with cozy dining area and adjacent living space with terrace, all enjoying a beautiful view of the Zegemeer. Separate storage room equipped with connection for placement of washer/dryer. Master bedroom with fitted wardrobes, shower, washbasin, separate toilet and terrace. Spacious 2nd and 3rd bedrooms each with fitted wardrobes and a shared bathroom. In the attic of the residence you can find a fully equipped 4th bedroom with sink. Possibility to purchase a garage box with adjacent large storage room in the residence. Visit warmly recommended!

Contact Agence Pallen for more information and/or to schedule a viewing.



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

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## Specifics

Bedrooms	4
Bathrooms	2
Habitable surface	128m²
Total surface	137m²
Construction year	1948
Renovation year	2022
General state	Liveable at once
City water	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

## Legal information

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

## Energy

EPC ref.	20210819-0002453874-RES-1
Energy	304 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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