

# AGENCE PALLEN

LUXURY REAL ESTATE

## Zoute Schorre - New construction villa lot °46

312 m² | 3 slaapkamers | 3 badkamers

Address on request

€ 1.288.000



Beautiful new construction villa with perfect orientation in the allotment "Zoute Schorre".

Layout:

Entrance hall with guest toilet and checkroom. Large living room with access to the south facing garden, dining area and kitchen with adjacent practical storage room.

Second floor: landing with separate toilet, 3 luxurious bedrooms each with bath and/or shower room and terrace.

Second floor: large attic which can be converted into an extra bedroom.

Large underground garage with storage room and parking for approximately 3 cars.



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

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## Specifics

Bedrooms	3
Bathrooms	3
Habitable surface	312m <sup>2</sup>
Total surface	210m <sup>2</sup>
Construction year	2024
General state	Luxurious finishing touch
City water	Yes
Electricity	Yes
Heat pump	Yes
Rain water	Yes
Sewerage	Yes
Underfloor Heating	Yes
Glazing	Double
Heating (System)	Heat pump
Ventilation	D

## Legal information

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

## Energy

EPC ref.	
Energy	0 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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