

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Beautiful villa tucked away in a path in the Zoute...

535 m<sup>2</sup> | 5 slaapkamers | 4 badkamers

Zeeuwspad 24, 8300 Knokke

€ 6.495.000



Villa in Anglo-Norman style, enjoying a luxurious finish, discreetly located in a path in the Zoute between the Dominican Church and the Royal Zoute Golf Club.

### Layout of the villa:

Spacious entrance hall with checkroom and guest toilet. Spacious living room with fireplace (gas) opening onto the south-facing terrace overlooking the beautiful garden with swimming pool. TV lounge and office. Dining room with adjoining fully equipped kitchen with breakfast corner. Double garage with laundry room. Second floor: spacious master bedroom opening onto the terrace overlooking the garden and swimming pool, with dressing room and ensuite bathroom (double washbasin, bath, shower, toilet). Bedroom 2 with shower room. Bedroom 3 with shower room and adjacent private living room with kitchenette, also separately accessible via an external staircase (ideal for janitor or nanny). Second floor: Bedroom 4 and 5. Separate bathroom equipped with sink, bathtub and shower. Technical room. The villa has a full basement with home theater, a laundry room, technical room and several multipurpose rooms. Possibility of wine cellar. Outdoor parking with space for several cars.

Contact Agence Pallen for more info and/or to schedule a viewing at this beautiful property!



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

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## Specifics

Bedrooms	5
Bathrooms	4
Habitable surface	535m <sup>2</sup>
Total surface	1106m <sup>2</sup>
Construction year	2008
General state	Luxurious finishing touch
Alarm	Yes
City water	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

## Legal information

Non-indexed cadastral revenue	€ 4500
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

## Energy

EPC ref.	20230628-0001886307-RES-3
Energy	125 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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