

AGENCE PALLLEN

LUXURY REAL ESTATE

Exceptional property near the Royal Zoute Golf Club....

675 m² | 5 slaapkamers | 5 badkamers

Wielewalenlaan 3, 8300 Knokke

Price upon request



Exceptional villa, on a plot of 1,475 m², very well and quietly located near the Royal Zoute Golf Club.

Layout of the villa (675 m² built):

Entrance hall with checkroom and guest toilet. Spacious and luminous living room with fireplace opening onto the terrace with pool. Fully equipped open kitchen opening onto a covered terrace and adjoining dining room. Separate shower room, toilet and garage for 2 cars. On the second floor: Master bedroom with dressing room, shower room and bathroom. Two other spacious bedrooms, each with dressing room and bathroom. Office space. On the second floor: fully equipped guest house and a storage room. Fourth bedroom with bathroom. Beautiful sunny garden and spacious terraces with swimming pool. Very spacious outdoor parking lot with room for several cars. In the basement we find a technical room, laundry room, cool storage room and wine cellar.

Rare offer!



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

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GILLES@PALLLEN.BE



Specifics

Bedrooms	5
Bathrooms	5
Habitable surface	675m ²
Total surface	1475m ²
Construction year	
General state	Luxurious finishing touch
Alarm	Yes
City water	Yes
Distribution	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.	
Energy	0 kWh/m ²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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