

AGENCE PALLEN

LUXURY REAL ESTATE

Unique property near the Royal Zoute Tennis Club and Dominican Church....

498 m² | 7 slaapkamers | 6 badkamers

Prins Karellaan 52, 8300 Knokke

Price upon request



Exclusively for sale at Agence Pallen: Stacious villa to be renovated on spacious plot, near the Royal Zoute Tennis Club and the Dominican Church.

Organization of the villa:

Spacious entrance hall with majestic staircase. Separate living room with office space. Living room with adjoining luminous lounge and dining room overlooking the sunny south-facing garden. Separate kitchen. Garage with laundry room and cellar.

Very spacious second floor with 7 bedrooms and 6 bathrooms.

The second floor has been completely converted into a guest house.



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

0497 520 196

GILLES@PALLLEN.BE



Specifics

Bedrooms	7
Bathrooms	6
Habitable surface	498m ²
Total surface	1912m ²
Construction year	1955
General state	To renovate
City water	Yes
Electricity	Yes
Natural gas	Yes
Sewerage	Yes
Heating (System)	Natural gas

Legal information

Non-indexed cadastral revenue	€ 3638
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

Energy

EPC ref.	20240515-0003246557-RES-1
Energy	525 kWh/m ²
Flooding sensitivity	Non-flood zone
P-score	C
G-score	A
Delineated shoreline zone	Not applicable



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