

AGENCE PALLEN

LUXURY REAL ESTATE

Magnificent move-in ready townhouse close to the beach of Duinbergen

164 m² | 3 slaapkamers | 1 badkamer

Schildeken 61, 8300 Knokke

€ 1.395.000



Spacious and bright semi-detached building with very pleasant garden located in Schildeken in Duinbergen.

Layout: Downstairs: Entrance with checkroom and guest toilet. Living room with fireplace, fully equipped kitchen (Miele appliances: induction, coffee machine, steamer, ...) and dining area, opening onto the south-facing terrace (electric awning available) and garden with open view. Large storage room with washer/dryer connection.

Upstairs: Three large bedrooms. Bathroom with double sink, toilet and bath. Insulated attic.

Driveway for 2 cars with charging station. Solar panels with battery (3 kW). Rainwater tank 10,000L.

Garden shed and bike shed.

Visit warmly recommended!



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

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Specifics

Bedrooms	3
Bathrooms	1
Habitable surface	164m ²
Total surface	465m ²
Construction year	2012
General state	Liveable at once

Legal information

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

Energy

EPC ref.	3171405
Energy	91 kWh/m ²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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