

# AGENCE PALLLEN

LUXURY REAL ESTATE

Beautifully renovated corner apartment centrally located on a side street of the Lippenslaan

110 m<sup>2</sup> | 3 slaapkamers | 2 badkamers

August Dansestraat 1, 8300 Knokke

€ 975.000



Beautifully renovated corner apartment with 3 bedrooms located in a side street of the Lippenslaan with the possibility of purchasing the furniture.

Layout of the apartment:

Spacious bright living room that features several built-in closets and an integrated TV cabinet. Dining area with a view of the Lippenslaan and August Dansestraat. Fully installed open kitchen with built-in appliances and spacious dining area. Bedroom 1 with single sink. Bedroom 2 with ensuite bathroom (double sink, shower, toilet). Bedroom 3 with ensuite bathroom (single sink, shower, toilet). Separate guest toilet. Storage room with washing machine and dryer. The apartment has a private cellar.

Purchase possible of a garage box in the immediate area.



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

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GILLES@PALLLEN.BE



## Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	110m <sup>2</sup>
Total surface	110m <sup>2</sup>
Construction year	1991
Renovation year	2024
General state	Renovated
City water	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

## Legal information

Non-indexed cadastral revenue	€ 1197
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

## Energy

EPC ref.	20240105-0003100047-RES-1
Energy	215 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	C
G-score	B
Delineated shoreline zone	Not applicable



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