

AGENCE PALLEN

LUXURY REAL ESTATE

Spacious detached villa in quiet and sunny surroundings

350 m² | 5 slaapkamers | 3 badkamers

Tegelrie 30, 8300 Knokke

€ 1.645.000



Discover the perfect harmony between modern comfort and rustic charm in this beautiful detached newly built villa, located a 5-minute drive from the city centre.

In quiet surroundings and a perfect south-west orientation, this property offers an oasis of light and space. The property has been designed with a keen eye on sustainability and energy efficiency (solar panels and heat pump).

Great luminosity, high ceilings, luxurious finishes and a balanced layout typify this beautiful property. Heating is via a heat pump, which also offers cooling in summer.

Layout: entrance hall with guest toilet and cloakroom, separate office (or practice room or bedroom), bright living space with many windows comprising lounge, dining area and open kitchen, all opening onto the sunny terrace and beautifully landscaped garden. Utility room. Reception room with open bar. Garage/covered terrace.

On the first floor is the master bedroom with spacious dressing room and full bathroom en suite. In addition, there are 3 more full double bedrooms, 2 shower rooms and a toilet on the nighthall. The bedrooms also enjoy plenty of light and expansive views over the Polders.

A fixed staircase leads to the second floor, where a spacious attic space awaits, currently cleverly arranged as a very spacious storage and technical room on the one hand, and a generous multipurpose room with 2nd walk-in dressing room on the other.



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

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Specifics

Bedrooms	5
Bathrooms	3
Habitable surface	350m ²
Total surface	468m ²
Construction year	2022
General state	Luxurious finishing touch

Legal information

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

Energy

EPC ref.	2019050414
Energy	39 kWh/m ²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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