

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Charming casco villa quietly located in the Zoute near the center

410 m<sup>2</sup> | 7 slaapkamers | 6 badkamers

Albertlaan 79, 8300 Knokke

€ 4.995.000



Spacious casco villa with lots of character, quietly located in the Zoute adjacent to the Fernand Severinpad and only a few steps from the shopping center.

### Layout of the villa:

Entrance hall, space provided for checkroom and guest toilet. Spacious living room consisting of lounge and adjacent dining area. Kitchen. Separate TV room or office. 1st floor: possibility to create 4 bedrooms and 4 bathrooms. 2nd floor: possibility of furnishing 3 additional bedrooms and 2 bathroom. Southwest facing terrace and garden. Basement with several storage rooms. Garage for 1 car and outdoor parking for several cars.



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

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GILLES@PALLLEN.BE



## Specifics

Bedrooms	7
Bathrooms	6
Habitable surface	410m²
Total surface	812m²
Construction year	1954
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

Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No
Listed heritage	Not applicable

## Energy

EPC ref.	20240808-0003334909-RES-1
Energy	376 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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