

AGENCE PALLLEN

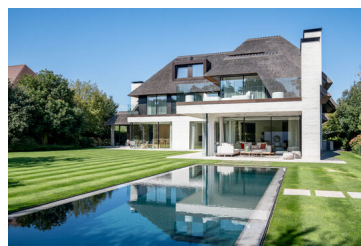
LUXURY REAL ESTATE

Unique villa with pool located on a spacious plot in the Zoute

561 m² | 4 slaapkamers | 3 badkamers

Zoutelaan 168, 8300 Knokke-Heist

Price upon request



Recent villa, enjoying a luxurious finish, located on a spacious south facing plot of 1.737 m² in the Zoute near the Royal Zoute Tennis Club and the Royal Zoute Golf Club.

Layout of the villa:

Ground floor: entrance hall with checkroom and guest toilet. Spacious and luminous living room with fireplace and adjoining office room opening onto a first covered terrace furnished as a lounge area on the beautifully landscaped garden with swimming pool. Magnificent dining area with adjacent fully equipped kitchen with cooking island, pantry with wine refrigerator and cold room. Adjacent to the kitchen is a second covered terrace with built-in barbecue.

Second floor: spacious master bedroom with dressing room and bathroom (bath, double walk-in shower, double sink, toilet). Bedroom 2 and bedroom 3 each with its own ensuite bathroom. All bedrooms have access to a spacious terrace. The second floor also has a practical laundry room.

Second floor: extra office space (4th room) opening onto the roof terrace. Television room with adjacent fitness room equipped with sauna/infrared as well as separate shower and toilet.

This beautiful villa has an elevator, a basement and a spacious garage with room for 3 cars, bicycles and equipped with 2 charging points.

Alarm system, home automation, underfloor heating and air conditioning are available.

Contact Agence Palllen for more info and/or to schedule a viewing at this beautiful property!



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

0497 520 196

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Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	561m ²
Total surface	1737m ²
Construction year	2018
General state	Luxurious finishing touch
Air-conditioning	Yes
Alarm	Yes
City water	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Underfloor Heating	Yes
Glazing	
Heating (System)	Natural gas

Legal information

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

Energy

EPC ref.	20240522-0003254716-RES-1
Energy	92 kWh/m ²
Flooding sensitivity	Non-flood zone
P-score	B
G-score	A
Delineated shoreline zone	Not applicable



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