

AGENCE PALLEN

LUXURY REAL ESTATE

Renovated villa with swimming pool close to the Kalfsmolen

289 m² | 7 slaapkamers | 6 badkamers

Vauxelles 7, 8300 Knokke

€ 5.850.000



Charming and spacious villa, extremely quietly located in a cul-de-sac on the edge of the Zoute near the Kalfsmolen and the Graaf Jansdijk. The villa is currently being renovated.

Layout of the villa:

Entrance hall with checkroom and guest toilet. Bright living room opening onto the south-facing terrace and garden. Fully equipped kitchen with breakfast corner. Laundry room. Second floor: master bedroom with bathroom (bath, shower, washbasin and toilet). 4 full bedrooms each with a shower room. On the 2nd floor: 2 full bedrooms and separate shower room. Garage for 1 car. Several parking spaces.



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

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Specifics

Bedrooms	7
Bathrooms	6
Habitable surface	289m²
Total surface	988m²
Construction year	1991
Renovation year	2023
General state	Renovated
City water	Yes
Distribution	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Natural gas	Yes
Rain water	Yes
Sewerage	Yes
Telephone	Yes

Legal information

Non-indexed cadastral revenue	€ 2481
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

Energy

EPC ref.	2660147
Energy	311 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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