

AGENCE PALLEN

LUXURY REAL ESTATE

Impressive villa on the border of 't Zwin

542 m² | 6 slaapkamers | 3 badkamers

Bijenhof 1, 8300 Knokke

€ 5.495.000



Breathtaking villa, located on the former site of the "Vlindertuin" on the edge of 't Zwin.

Layout of the detached villa built in the typical Zoute style:

Entrance hall with checkroom and guest toilet. Spacious living kitchen with breakfast corner. Dining area (with sliding doors) and bright living room with fireplace. The large windows and exceptionally high ceilings allow for plenty of natural light. All the living spaces give onto the perfectly oriented terraces and large garden. Separate laundry room.

Second floor: master suite with large windows and beautiful views, large walk-in dressing room and bathroom with all comforts. 3 spacious bedrooms, 2 shower rooms and multipurpose room.

Second floor: bedroom and attic space.

Large double garage and several parking spaces.

For lovers of privacy and tranquility.



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

0497 520 196

GILLES@PALLLEN.BE



Specifics

Bedrooms	6
Bathrooms	3
Habitable surface	542m²
Total surface	1114m²
Construction year	2019
General state	Luxurious finishing touch

Legal information

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

Energy

EPC ref.	5225885885
Energy	50 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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

0497 520 196

GILLES@PALLEN.BE

