

AGENCE PALLEN

LUXURY REAL ESTATE

House in charming residential neighborhood " Witte Duivenhof" with sun-oriented garden

208 m² | 3 slaapkamers | 2 badkamers

Witteduivenhof 32, 8300 Knokke

€ 1.675.000



Very spacious family home in the desirable domain of Witte Duivenhof.

Property layout:

Entrance hall with guest toilet and closet. Cozy and spacious living room with fireplace and dining area. Adjoining kitchen with quality appliances. The kitchen and living room are in direct connection with the sunny garden with terrace. Practical basement with storage space (connection for washing machine and dryer).

First floor: Master bedroom with fitted wardrobes. Very spacious bathroom (bath, shower, toilet and double sink).

Second bedroom with ensuite dressing room. Third room with fitted wardrobes.

Second floor: spacious attic with third bedroom and ensuite shower room (shower, sink and toilet).

Garage at the back of the house, directly accessible from the garden path. Parking space in front of the garage.

Ready to move-in home decorated with taste and attention to detail, located in a very charming residential area. Here you can enjoy peace and quiet, while being within walking and biking distance of the lively center of Knokke and the beach.



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

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Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	208m²
Total surface	293m²
Construction year	2001
General state	Liveable at once
Alarm	Yes
City water	Yes
Electricity	Yes
Natural gas	Yes
Videophone	Yes
Glazing	Double
Heating (System)	Natural gas
Window frame	Wood

Legal information

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

Energy

EPC ref.	
Energy	212 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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