AGENCE PALLEN

LUXURY REAL ESTATE

Charming villa with spacious garden near the Royal Zoute Golf Club and the Dominican church...

544 m² | 4 slaapkamers | 3 badkamers

Boslaan 6, 8300 Knokke

Price upon request

Stately villa on spacious plot, quietly located in an oasis of green, near the Royal Zoute Golf Club and the Dominican Church.

Layout of the villa:
Entrance hall with spacious built-in wardrobe and guest toilet. Bright living room opening onto terrace and sunny south-facing garden with charming pond. Separate TV lounge with library and reading corner. Spacious dining room. Fully equipped kitchen with separate bright breakfast room. Double garage with laundry, shower and kitchenette. Passenger elevator available from level 0 to +1. Outdoor parking with space for several cars.
Second floor: Spacious landing with office space. Bedroom with ensuite bathroom (sitting bath/shower, single sink), separate toilet and adjacent private living room with kitchenette (ideal for janitor or nanny). Spacious master bedroom opening onto terrace overlooking the garden, with dressing room, ensuite bathroom (double sink, shower, bath) and separate toilet with bidet. Bedroom 3 with ensuite bathroom (single lavabo, bath, toilet) and terrace.
Second floor: Technical room. Spacious multipurpose room in the ridge of the roof.
The villa has a large crawl space as well as an air-conditioned wine cellar. Safe and Alarm system available.

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

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Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	544m²
Total surface	2055m²
Construction year	1986
Renovation year	1999
General state	Normal
Alarm	Yes
City water	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

Legal information

Non-indexed cadastral revenue	€ 4511
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Building permit	Yes
Protected heritage	No

Energy

EPC ref.	20240531-0003263711-RES-1
Energy	207 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable