

# AGENCE PALLEN

LUXURY REAL ESTATE

## Oudjespad 4

201 m<sup>2</sup> | 4 slaapkamers | 2 badkamers

Oudjespad 4, 8300 Knokke

€ 2.595.000



This elegant detached villa is located in an oasis of greenery and tranquillity, where you can enjoy the sun throughout the day thanks to the southern orientation of the plot.

Upon entering, you are welcomed in a spacious entrance hall with a separate guest toilet, which provides access to a spacious, bright living room with a south-facing terrace and beautiful views of the garden. The living room seamlessly connects to the open-plan kitchen, where you can also enjoy an additional terrace. On the ground floor, you will find a versatile room that is perfect for practising a liberal profession or as a hobby room. In addition, there are three handy storage rooms for extra storage space & outside there is the possibility of parking 2 cars under a spacious wooden carport.

On the first floor, there are three spacious bedrooms, a bathroom with bathtub, a separate shower room, a second toilet and an additional storage room. The second floor offers even more flexibility, with a storage room ideal for seasonal items and a multi-purpose room that can serve as an extra bedroom, relaxation area or playroom.

What makes this property so special?

Unique location: Located in a quiet and popular neighbourhood, a short distance from the beach and the sea.

Generous garden: A spacious, enclosed garden, perfect for those who love greenery, privacy and relaxation.

Rarity: Plot size of this size is exceptional in Duinbergen, making this property extra exclusive.



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

0489 69 07 23

GREGORY@PALLEN.BE



## Specifics

Bedrooms	4
Bathrooms	2
Habitable surface	201m <sup>2</sup>
Total surface	751m <sup>2</sup>
Construction year	1964
General state	To renovate

## Legal information

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

## Energy

EPC ref.	20240615-0003282539-RES-1
Energy	543 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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