

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Beautiful villa, quietly and discreetly located

457 m<sup>2</sup> | 6 slaapkamers | 6 badkamers

't Molentje 1A, 8300 Knokke

**Price upon request**



This beautifully finished villa is move-in ready and enjoys exceptional ceiling heights and large windows. Quietly and discreetly located near the Oude Molen and Graaf Jansdijk, at the end of a cul-de-sac.

### Layout of the villa:

Spacious entrance hall with cloakroom and guest toilet. Office space. Bright and generous living area consisting of a lounge with open fireplace, dining room, and fully equipped kitchen with dining area by Obumex. The entire space opens onto a large outdoor terrace with a view of the garden. Laundry room. Double garage with additional storage space.

### First floor:

Master bedroom with large dressing room and ensuite bathroom. Three additional full-sized bedrooms, each with its own shower room.

### Second floor:

Two additional bedrooms, each with its own bathroom — one with a shower and one with a bathtub.

Possibility to install a private swimming pool. Exceptional offer!

Contact Agence Palllen for more information and to schedule a viewing.



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

0497 520 196

GILLES@PALLEN.BE



## Specifics

Bedrooms	6
Bathrooms	6
Habitable surface	457m <sup>2</sup>
Total surface	927m <sup>2</sup>
Construction year	2015
General state	Liveable at once
Electricity	Yes
Natural gas	Yes
City water	Yes
Telephone	Yes
Distribution	Yes
Alarm	Yes
Sewerage	Yes
Internet	Yes

## Legal information

Non-indexed cadastral revenue	€ 3036
Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	Yes
Stedenbouwkundige vergunning	Yes
Protected heritage	No
Listed heritage	Not applicable

## Energy

EPC ref.	20251029-3720019-RES-1
Energy	99 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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