

AGENCE PALLEN

LUXURY REAL ESTATE

Renovated villa in quiet residential neighbourhood

241 m² | 4 slaapkamers | 2 badkamers

Boomgaarden 42, 8301 Knokke-Heist

€ 2.145.000



Renovated villa in quiet residential neighbourhood.

A detached villa renovated to perfection, idyllically situated in a cul-de-sac in Westkapelle. A perfect combination of luxury, space and comfort.

Layout:

Upon entering you enter a stylish entrance hall with guest toilet. The bright living space with cozy gas fireplace and large windows offers a beautiful view of the garden. The open, fully equipped kitchen with dining area forms the heart of the home. In addition, there is a separate multipurpose room that can serve as a playroom, office or media room as desired. Practical pantry and spacious storage room with room for bikes etc.

On the first floor are four full-sized bedrooms. The master bedroom is equipped with built-in closets and a luxurious ensuite bathroom with toilet, tub, shower and double sink. The remaining three bedrooms share a spacious bathroom and a separate toilet on the nighthall.

The house also features a spacious attic, ideal as additional storage space.

The perfectly oriented garden with spacious outdoor terrace offers maximum peace and privacy.

On the driveway of the villa there is parking for several cars.



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

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Specifics

Bedrooms	4
Bathrooms	2
Habitable surface	241m²
Total surface	619m²
Construction year	1991
Renovation year	2025
General state	Luxurious finishing touch
Electricity	Yes
City water	Yes
Rain water	Yes
Telephone	Yes
Sewerage	Yes
Internet	Yes
Underfloor Heating	Yes
Septic tank	Yes
Heat pump	Yes

Legal information

Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	No
Stedenbouwkundige vergunning	Yes
Protected heritage	No
Listed heritage	Not applicable

Energy

EPC ref.	20231207-0003059495-RES-1
Energy	0 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	D
G-score	B
Delineated shoreline zone	Not applicable



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