

AGENCE PALLEN

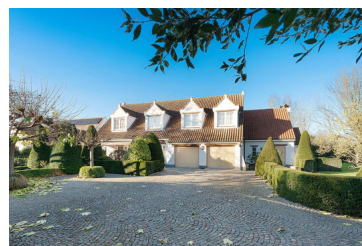
LUXURY REAL ESTATE

Detached villa discreetly located on a large plot...

404 m² | 4 slaapkamers | 3 badkamers

Hortensialaan 31, 8300 Knokke

€ 4.700.000



Characterful and well-maintained villa located in a quiet and residential villa area, set on an exceptional plot of 2,277 m², enjoying a beautifully landscaped garden offering peace, tranquillity and complete privacy.

Layout of the villa:

Grand entrance hall with cloakroom and guest toilet. Spacious and light-filled living area with open fireplace, enjoying pleasant views over the garden. Separate and cosy dining room. Large fully equipped kitchen with dining area, opening onto a covered terrace ideal for use in all seasons. Separate office. Laundry room.

Integrated garage for 2 cars and a separate garage for a golf cart. Passenger lift.

First floor: Spacious night hall with seating area. Master bedroom with dressing room and generous en-suite bathroom fitted with a bathtub, shower, double washbasin and separate toilet. In addition, there are 3 further bedrooms, one of which has its own shower room, and a separate bathroom for the remaining bedrooms.

Outdoor parking with space for several vehicles.

Contact Agence Pallen for more information and/or to schedule a viewing!



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

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Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	404m²
Total surface	2277m²
Construction year	1995
General state	Normal
Electricity	Yes
Natural gas	Yes
City water	Yes
Telephone	Yes
Distribution	Yes
Sewerage	Yes
Internet	Yes

Legal information

Non-indexed cadastral revenue	€ 3024
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.	2021125--3741383-RE-S--1
Energy	239 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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