

AGENCE PALLEN

LUXURY REAL ESTATE

Authentic Charming Villa at Prime Location – Duinendreef, Duinbergen

258 m² | 6 slaapkamers | 6 badkamers

Duinendreef 42, 8300 Knokke

€ 1.250.000



Located in one of Duinbergen's most beautiful avenues, just a short walk from the beach, this spacious and character-filled home perfectly combines charm, generous living space, and a sought-after location.

The property offers no less than 5 bedrooms and 5 bathrooms, spread across elegant and authentic interiors that radiate timeless warmth. It's the ideal setting for a family residence or refined second home by the sea.

An added bonus is the separate studio on the ground floor, with its own entrance, living area, bedroom, and bathroom – perfect for guests, family members, or staff.

In front of the house, there is parking space for 2 cars, a rare luxury in such a coveted location.

A unique opportunity to acquire a home full of character in a top-tier setting in Duinbergen.



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

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Specifics

Bedrooms	6
Bathrooms	6
Habitable surface	258m²
Total surface	103m²
Construction year	1930
General state	To renovate

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.	3605594
Energy	253 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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