

AGENCE PALLEN

LUXURY REAL ESTATE

Exclusive bel-etage residence with open views near the sea

216 m² | 4 slaapkamers | 4 badkamers

Graaf Jansdijk 374, 8300 Knokke

€ 2.200.000



This luxuriously renovated bel-étage home enjoys an exceptional location in the peaceful polders of Knokke, just a short bike ride from the sea and beach. Here you live in complete serenity, surrounded by nature and with breathtaking, expansive views over the polder landscape.

The home was finished with an eye for detail and high-quality materials. The spacious living area is bathed in natural light thanks to the large windows and offers a beautiful view of the surrounding polders. Adjacent to this is the unique, fully equipped kitchen, fitted with high-quality appliances and designed as the beating heart of the home.

From the living area, you have access to the spacious terrace where you can enjoy the sun and the open landscape in complete tranquility.

The home features four full-sized bedrooms and four bathrooms. On the ground floor, there is also an exceptionally spacious garage with an integrated laundry area and a beautiful bathroom—ideal after a day at the beach or for lovers of beach and water sports.

The top floor is furnished as a full-fledged studio with its own bathroom and offers numerous possibilities. This space can perfectly serve as a fourth bedroom, guest room, hobby room, or home office.



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

0475 638 900

MICHELE@PALLLEN.BE



Specifics

Bedrooms	4
Bathrooms	4
Habitable surface	216m²
Total surface	271m²
Construction year	1990
Renovation year	2026
General state	Luxurious finishing touch

Legal information

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

Energy

EPC ref.	31043-G-OMV_2024059315/EPO9368/A001/D01/SD001
Energy	42 kWh/m²
E-level	E29
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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