

AGENCE PALLEN

LUXURY REAL ESTATE

Renovated studio in a prime location in Duinbergen, within walking distance of the beach, featuring a terrace

35 m² | 1 slaapkamer | 1 badkamer

Hazenpad 1/22, 8300 Knokke

€ 395.000



This charming studio is quietly situated on one of Duinbergen's quaint little streets, within walking distance of the boardwalk and the beach. An ideal pied-à-terre on the coast.

Upon entering, you are welcomed into the entryway, which leads to a bathroom equipped with a sink, toilet, and shower. The open kitchen with dining area flows seamlessly into the bright living room, furnished with a sofa bed. The sleeping area is practically furnished with a bunk bed. From the living area, you have access to a pleasant west-facing terrace where you can fully enjoy the afternoon and evening sun.

The studio also features a private basement storage room.

An excellent opportunity for anyone looking for a comfortable seaside retreat, whether for personal use or as a second home.



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

0489 69 07 23

GREGORY@PALLLEN.BE



Specifics

Bedrooms	1
Bathrooms	1
Habitable surface	35m²
Total surface	40m²
Construction year	1976
Renovation year	2022
General state	Liveable at once

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.	20220402-0002575802-RES-1
Energy	122 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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

0489 69 07 23

GREGORY@PALLEN.BE

