AGENCE PALLEN

LUXURY REAL ESTATE

# Beautifully renovated four-bedroom apartment near the Zeedijk and the Van Bunnen square

120 m² | 4 slaapkamers | 3 badkamers

Van Bunnenlaan 8/3.1, 8300 Knokke

**€ 1.195.000**







Luxurious renovated 4 bedroom apartment wit lateral sea view centrally located just a few steps from Van Bunnenplein, Kustlaan and Dumortierlaan with the possibility of purchasing the furniture.

Layout of the apartment:
Entrance hall with checkroom and guest toilet. Living room consisting of a lounge with integrated TV cabinet and dining area. Fully installed open kitchen with several built-in cabinets and appliances from Miele. The apartment contains 4 spacious bedrooms and 3 bathrooms. Washer-dryer combination incorporated in the washbasin cabinet of the bathroom. Separate toilet.
The apartment has a new condensing boiler and a basement.



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

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## Specifics

| | |
|---|---|
| Bedrooms | 4 |
| Bathrooms | 3 |
| Habitable surface | 120m² |
| Total surface | 121m² |
| Construction year | 1957 |
| Renovation year | 2024 |
| General state | Liveable at once |
| Electricity | Yes |
| Natural gas | Yes |
| City water | Yes |
| Telephone | Yes |
| Sewerage | Yes |
| Internet | Yes |

## Legal information

| | |
|---|---|
| Stedenbouwkundige bestemming | Residential area |
| Dagvaarding en herstelvordering | No |
| Right of first refusal | No |
| Verkavelingsvergunning | No |
| Stedenbouwkundige vergunning | Yes |
| Protected heritage | No |
| Listed heritage | Inventory of architectural heritage |

## Energy

| | |
|---|---|
| EPC ref. | 20230215-0002811116-RES-1 |
| Energy | 237 kWh/m² |
| Flooding sensitivity | Non-flood zone |
| P-score | A |
| G-score | A |
| Delineated shoreline zone | Not applicable |



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