

AGENCE PALLEN

LUXURY REAL ESTATE

Characterful new-build villa with open countryside views in Ramskapelle - Knokke

249 m² | 5 slaapkamers | 4 badkamers

Spelemanstraat 33, 8300 Knokke

€ 1.485.000



Located in the picturesque village of Ramskapelle, in a peaceful setting yet only a short bike ride from the vibrant centre of Knokke, this beautiful detached new-build villa offers an exceptional living environment. Set on a plot of approximately 520 m², the property enjoys a privileged position with views over the surrounding fields and green polder landscape.

The villa welcomes you through a spacious entrance hall with cloakroom and guest toilet. The generous living area, comprising a cosy lounge, dining area and open-plan kitchen, forms the heart of the home. Adjacent to the living space is a separate office, ideal for working from home or as a versatile multi-purpose room. Large windows flood the interior with natural light and create a seamless connection to the terrace, where you can enjoy the evening sun and the tranquillity of the surrounding countryside.

The ground floor also features a practical utility/storage room and an integrated garage.

The first floor accommodates four comfortable bedrooms and 3 bathrooms.

The second floor offers a fifth full-sized bedroom with its own en-suite bathroom, making it ideal as a guest suite or for larger families.



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

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Specifics

Bedrooms	5
Bathrooms	4
Habitable surface	249m²
Total surface	520m²
Construction year	2026

Legal information

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.	EPB bij oplevering
Energy	0 kWh/m²
Flooding sensitivity	Recognized flood zone
P-score	D
G-score	D
Delineated shoreline zone	Not applicable



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