

AGENCE PALLEN

LUXURY REAL ESTATE

Luxuriously renovated apartment with open views in a small-scale villa residence in the Zoute...

79 m² | 2 slaapkamers | 2 badkamers

Lammekenslaan 2/31, 8300 Knokke

€ 1.395.000



Fully renovated and move-in ready 2-bedroom apartment, enjoying open views and located in a small-scale villa residence in the Zoute.

Layout of the apartment:

Bright and open living area opening onto a south-facing terrace. Fully equipped open-plan kitchen. Master bedroom with adjoining shower room. Second bedroom also featuring a practical shower room. Connections for washing machine and dryer. Possibility to purchase a spacious closed garage box within the residence. Private cellar and communal bicycle storage.



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

0497 520 196

GILLES@PALLLEN.BE



Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	79m²
Total surface	84m²
Construction year	1979
Renovation year	2026
General state	Liveable at once
Electricity	Yes
Natural gas	Yes
City water	Yes
Distribution	Yes
Sewerage	Yes
Internet	Yes
intercom	Yes

Legal information

Non-indexed cadastral revenue	€ 1467
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.	20240123-3111275-RES-1
Energy	114 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 Gilles!**

0497 520 196
GILLES@PALLEN.BE

