AGENCE PALLEN

LUXURY REAL ESTATE

Stylishly renovated villa on a spacious lot in a residential villa neighbourhood near the centre of Knokke

281 m² | 4 slaapkamers | 2 badkamers

Halvemaandreef 8, 8300 Westkapelle

€ 1.995.000







This renovated villa is located on a 1,365 m² plot in a quiet residential area, just a few minutes from the centre of Knokke.

On the ground floor, there is an entrance hall with cloakroom and guest toilet. The living area enjoys plenty of natural light and consists of a sitting area with gas fireplace and a dining area. Adjacent to this is the fully equipped kitchen. There is also a practical storage room with laundry area and a spacious garage suitable for two cars. Also on the ground floor is an extra room that can be converted into a bedroom or office.

The first floor comprises the master bedroom with fitted wardrobes and an en-suite bathroom with bath, walk-in shower and toilet. There are also two further bedrooms and a second bathroom with walk-in shower.

The property has an insulated attic space.

The garden surrounding the property is spacious and well maintained and offers plenty of privacy. A permit has already been obtained for the installation of a swimming pool.



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

0474 444 318

KIRSTEN@PALLEN.BE

Specifics

Bedrooms	4
Bathrooms	2
Habitable surface	281m²
Total surface	1365m²
Construction year	1994
Renovation year	2026
General state	Renovated
Electricity	Yes
Natural gas	Yes
City water	Yes
Rain water	Yes
Telephone	Yes
Distribution	Yes
Sewerage	Yes
Internet	Yes
Domotics / Home Automation	Yes
Septic tank	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	Not applicable

Energy

EPC ref.	3877238
Energy	196 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	C
G-score	C
Delineated shoreline zone	Not applicable



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