

# 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@PALLLEN.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 herstellvordering | 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 |



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

0474 444 318

KIRSTEN@PALLEN.BE

