

AGENCE PALLEN

LUXURY REAL ESTATE

Detached villa with perfect orientation, nestled in a prime location near the center of Knokke

284 m² | 4 slaapkamers | 2 badkamers

Kalvekeetdijk 89A, 8300 Knokke

€ 2.295.000



This beautiful, renovated detached villa is centrally located, just a few minutes from the center of Knokke. Situated on a spacious plot of approximately 914 m², this property combines excellent accessibility with tranquility, privacy, and perfect sun exposure.

Upon entering the villa, you arrive in a spacious entrance hall with cloakroom and guest toilet. The cozy living room with fireplace forms the heart of the home and connects seamlessly to the fully equipped open kitchen and spacious dining area. Thanks to the large windows, the living room, sitting area, and kitchen enjoy an abundance of natural light and direct access to the sunny terrace and perfectly oriented garden. Adjacent to the living room is a spacious open office area, ideal for working from home or a quiet reading corner.

The villa has four full bedrooms. The master bedroom is equipped with a spacious ensuite dressing room. In addition, there are three spacious bedrooms, one of which has an ensuite shower room. The main bathroom is particularly comfortable and equipped with a double sink, walk-in shower, and bathtub.

The beautifully landscaped garden offers an oasis of peace and privacy and features a garden house with a covered seating area, ideal for enjoying the outdoors all year round.



**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	284m²
Total surface	914m²
Construction year	1989
Renovation year	2017
General state	Liveable at once
Electricity	Yes
Natural gas	Yes
City water	Yes
Sewerage	Yes
Internet	Yes
Septic tank	Yes

Legal information

Non-indexed cadastral revenue	€ 1584
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.	3779682
Energy	171 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 Kirsten!**

0474 444 318

KIRSTEN@PALLEN.BE

