AGENCE PALLEN

LUXURY REAL ESTATE

# Exclusive semi-detached villa in a prime location in the Zoute

200 m² | 4 slaapkamers | 3 badkamers

Prins Karellaan 13, 8300 Knokke

**€ 4.495.000**







Superbly located on Prins Karellaan, one of the most sought-after locations in Knokke, just moments from the Dominican Church and the sea, this spacious and elegant semi-detached villa offers an exceptional combination of space, natural light and an outstanding location.

The villa benefits from a spacious south-west facing garden, offering plenty of sunshine, peace and privacy throughout the day.

Layout:
Spacious entrance hall with guest toilet, bright and generous living room, separate dining room and open-plan kitchen with pleasant views and direct access to the garden. The property also features a practical garage. The upper floors comprise a spacious master bedroom and three additional full-sized bedrooms, offering a total of four bedrooms and three bathrooms.

An exceptionally spacious semi-detached villa with a beautiful garden, enjoying an absolute prime location in the Zoute, within walking distance of the sea, the Dominican Church and some of Knokke's most desirable spots.



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

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## Specifics

| | |
|---|---|
| Bedrooms | 4 |
| Bathrooms | 3 |
| Habitable surface | 200m² |
| Total surface | 808m² |
| General state | Liveable at once |

## Legal information

| | |
|---|---|
| Stedenbouwkundige bestemming | Residential area |
| Dagvaarding en herstelvordering | No |
| Right of first refusal | No |
| Verkavelingsvergunning | Yes |
| Stedenbouwkundige vergunning | Yes |
| Protected heritage | No |
| Listed heritage | Not applicable |

## Energy

| | |
|---|---|
| EPC ref. | 3934234 |
| Energy | 291 kWh/m² |
| Flooding sensitivity | Non-flood zone |
| P-score | A |
| G-score | A |
| Delineated shoreline zone | Not applicable |



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