

AGENCE PALLEN

LUXURY REAL ESTATE

A beautiful detached villa in a quiet location with an outdoor swimming pool

290 m² | 4 slaapkamers | 3 badkamers

Valeriaanstraat 7, 8300 Knokke-Heist

€ 1.950.000



Exclusively for sale through Agence Pallen: This well-maintained villa combines space, comfort and a peaceful location on a cul-de-sac. The 856 m² plot features a low-maintenance garden with an inviting outdoor swimming pool and pool house.

Layout:

The property welcomes you with a spacious and light-filled living room, adjoining a study. Large windows provide plenty of natural light and a lovely view of the garden. The open-plan kitchen is fully equipped with modern appliances and offers ample storage space. The built-in garage, fitted with built-in cupboards, provides direct access to the property.

On the first floor are four bedrooms, a bathroom with a bath, a separate shower room and the master bedroom with an en-suite bathroom and dressing room, offering both comfort and privacy.

Outdoor space:

The garden is practically laid out and well maintained. The pool house, which has a full basement and can be further finished to your own taste, completes the property.



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

0474 444 318

KIRSTEN@PALLLEN.BE



Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	290m²
Total surface	856m²
Construction year	1999
General state	Luxurious finishing touch
Electricity	Yes
Natural gas	Yes
City water	Yes
Rain water	Yes
Telephone	Yes
Distribution	Yes
Sewerage	Yes
Internet	Yes
Solar panels	Yes
Septic tank	Yes

Legal information

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

Energy

EPC ref.	20260401-0003837210-RES-1
Energy	163 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	C
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

