

AGENCE PALLEN

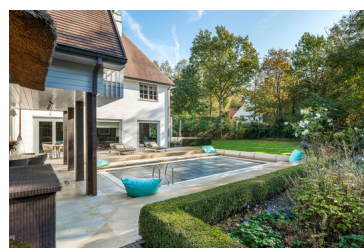
LUXURY REAL ESTATE

Exceptional property near the Royal Zoute Golf Club....

675 m² | 5 slaapkamers | 5 badkamers

Wielewalenlaan 3, 8300 Knokke

Price upon request



Exceptional villa, on a plot of 1,475 m², very well and quietly located near the Royal Zoute Golf Club.

Layout of the villa (675 m² built):

Entrance hall with checkroom and guest toilet. Spacious and luminous living room with fireplace opening onto the terrace with pool. Fully equipped open kitchen opening onto a covered terrace and adjoining dining room. Separate shower room, toilet and garage for 2 cars. On the second floor: Master bedroom with dressing room, shower room and bathroom. Two other spacious bedrooms, each with dressing room and bathroom. Office space. On the second floor: fully equipped guest house and a storage room. Fourth bedroom with bathroom. Beautiful sunny garden and spacious terraces with swimming pool. Very spacious outdoor parking lot with room for several cars. In the basement we find a technical room, laundry room, cool storage room and wine cellar.

Rare offer!



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

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Specifics

Bedrooms	5
Bathrooms	5
Habitable surface	675m²
Total surface	1475m²
General state	Luxurious finishing touch
Electricity	Yes
Natural gas	Yes
City water	Yes
Telephone	Yes
Distribution	Yes
Alarm	Yes
Sewerage	Yes
Internet	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.	20240720-0003307693-RES-1
Energy	204 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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