AGENCE PALLEN

LUXURY REAL ESTATE

Charming villa to renovate in a prime location near the beach in Duinbergen

184 m² | 3 slaapkamers | 1 badkamer

Theresialaan 12, 8300 Knokke

€ 1.495.000







Exclusively for sale at Agence Pallen: This charming villa with exceptional potential is located in a quiet residential neighbourhood in Duinbergen. The property enjoys an excellent location a short distance from the beach, shops and public transport, combining the best of privacy and accessibility.

Upon entering the property, you arrive in a spacious entrance hall that leads to the bright living area. This cosy living room with fireplace forms the heart of the property and offers numerous possibilities for creating a warm and inviting living environment. Adjacent to this is the kitchen, which has practical connections and extra storage space. The property is also easily accessible via the garage, with additional storage space for extra practical comfort.
On the first floor, there are three bedrooms, a bathroom and a separate toilet. The property also has an attic.

Surrounding the villa is a lovely garden that invites you to relax and where you can create a sunny terrace or green oasis to suit your own taste.

This property is an excellent opportunity for those looking for a renovation project with character, in a quiet but central location in Duinbergen.



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

0474 444 318

KIRSTEN@PALLEN.BE

Specifics

Bedrooms	3
Bathrooms	1
Habitable surface	184m²
Total surface	730m²
Construction year	1964
General state	To renovate
Electricity	Yes
Natural gas	Yes
City water	Yes
Telephone	Yes
Distribution	Yes
Fuel oil	Yes
Internet	Yes

Legal information

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

Energy

EPC ref.	20250228-0003542496-RES-1
Energy	714 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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