AGENCE PALLEN

LUXURY REAL ESTATE

Renovated villa with swimming pool close to the Kalfsmolen

289 m² | 7 slaapkamers | 6 badkamers

Vauxelles 7, 8300 Knokke

€ 5.300.000







Charming and spacious villa, extremely quietly located in a cul-de-sac on the edge of the Zoute near the Kalfsmolen and the Graaf Jansdijk. The villa is currently being renovated.

Layout of the villa:
Entrance hall with checkroom and guest toilet. Bright living room opening onto the south-facing terrace and garden. Fully equipped kitchen with breakfast corner. Laundry room. Second floor: master bedroom with bathroom (bath, shower, washbasin and toilet). 4 full bedrooms each with a shower room. On the 2nd floor: 2 full bedrooms and separate shower room. Garage for 1 car. Several parking spaces.



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

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Specifics

Bedrooms	7
Bathrooms	6
Habitable surface	289m²
Total surface	988m²
Construction year	1991
Renovation year	2023
General state	Renovated
Electricity	Yes
Natural gas	Yes
City water	Yes
Rain water	Yes
Telephone	Yes
Distribution	Yes
Sewerage	Yes
Domotics / Home Automation	Yes

Legal information

Non-indexed cadastral revenue	€ 2481
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.	2660147
Energy	311 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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