Bed and Breakfast
Wezembeek Oppem
"'t Nieuw Lijsternest"

Charming Villa, detached, 2 floors, shared entrance, in(on) a(an) Charming Property

Setting: calm, peaceful

Guest Room(s): 2
Receive up to: from 1 to 8 guests

- Studio Flat "Rose romantic Studio"
  6 person(s)
- Room "Green room"
  2 person(s)

Wezembeek Oppem - Flemish Brabant - Flanders
Belgium
Reservation: +32 (0) 2 731 36 24 (Belgium)
www.iha.com
Bed and Breakfast  
Flemish Brabant - Flanders  
"t Nieuw Lijsternest"

**Charming Villa,** detached, 2 floors, shared entrance, in(on) a(an) Charming Property  
- **Ideal for all age groups, conference**  
- **View:** garden/park, village, square  
- **Setting:** calm, peaceful  
- **Exposure:** South-east

**Assets**

- **Parking:**
  - Parking uncovered: 2 reserved stall, 2 off road.

- **Advantages:**
  - Sauna, piano, 2 bike(s)

- **baby equipment:**
  - Comfort station

**Surroundings & location**

<table>
<thead>
<tr>
<th>Countryside</th>
<th>Golf</th>
<th>Horse riding</th>
<th>Fishing</th>
<th>Culture</th>
</tr>
</thead>
</table>

**Leisure**

- **Leisure activities less than 12 miles:**
  - Golf, tennis, riding school, pony club, basketball, volleyball, fishing

- **Supervised:**
  - Tennis school, riding school

- **Attractions and relaxation:**
  - Bar/pub, restaurant, park and garden, leisure park, nature reserve, museum, fitness center

**Surroundings**

- **Locality:**
  - Public swimming pool 3mi.
  - 18 hole golf course 1.5mi.
  - Lake 1.5mi.
  - Forest 1.25mi.

- **Amenities:**
  - Kindergarten
  - Village center 0.3mi.
  - Downtown 4.5mi.
  - Bus stop / bus station 330'
  - Subway station 2.5mi.
  - Streetcar system 0.3mi.
  - Bike/mountain bike hire
  - Car rental 3mi.
  - Breadstore 660'
  - Caterer 990'
  - Local stores 990'
  - Supermarket 990'
  - Hairdressing salon 990'
  - Mail office 0.5mi.
  - Bank 990'
  - ATM 990'
  - Drugstore 660'
  - Doctor 0.3mi.
  - Hospital 2.5mi.
  - Dispensary 990'

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**Interior**
- **Receive up to:** from 1 to 8 guests, 2 Guest Room(s)
- **Liveable floor area:** 1,300 Sq.ft.
- **Interior comforts at guests disposal:** T.V., crockery/flatware, board games, book collection, cable/satellite, internet access, high speed internet access, wifi, radio alarmclock, hair dryer, mobile cool air fan, iron, central heating

**Exterior**
- **Ground surface:** 7,500 Sq.ft.
- **Exterior facilities at guests disposal:** Terrace 110 Sq.ft., covered terrace 110 Sq. ft., yard shed
- **Outside at the guests disposal:** Yard 7,500 Sq.ft., landscaped yard, lawn 5,400 Sq.ft., wells/spring
- **Exterior amenities at guests disposal:** Yard table(s), 6 yard seat(s), parasol, yard seated area, 3 sun recliner(s)

**Services**
- **Restauration:**
  - Breakfast supplement (+$9*)
- **washing**
  - Sheets (1 X / per week), Towels (2 X / per week), Linen supplement (1 X / per week), Pillows (1 X / per week)
- **Single family home**
  - Cleaning (1 X / per week), Parking, Airport transfers supplement (+$11*)
- **Personnel**
  - Staff

**For your guidance**
- **Kids welcome**
- **Present on site:** pets
- **Non smoking rental**
- **Water:** hot/cold
- **Local voltage supply:** 220-240V / 50Hz
- **Electricity supply:** mains

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Studio Flat "Rose romantic Studio"

6 person(s) : 4 adults - 2 kids
Liveable floor area : 700 Sq.ft.

Ideal for family groups

- Interior layout and facilities :
  Shared shower room, kid's bedroom, sleeping den, 2 toilets, living room 485 Sq.ft., separate kitchen, dining area, patio

- Sleeps - bed(s) :
  1 full bed(s), 4 twin bed(s), 1 guest folding bed(s) 1 pers, 1 baby cradle

- View :
  Countryside, square

- Exposure :
  South-east

- Facilities exclusive to :
  Sauna, piano

- Guest facilities and furnishings :
  T.V., electric coffee maker, electric kettle, book collection, cable/satellite, internet access, electric hobs, oven, cupboard, Hanging wardrobe, microwave oven, radio alarmclock, hair dryer, refrigerator, iron, ironing board, central heating, skylights, Drapes

- Baby equipment :
  Comfort station, infant tub, baby potty

- Exterior private facilities :
  Terrace 85 Sq.ft., covered terrace 65 Sq.ft., yard table(s), 6 yard seat(s), parasol

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"t Nieuw Lijsternest"

Room "Green room"

2 person(s) : 2 adults

Liveable floor area : 270 Sq.ft.

Ideal for couples

- **Interior layout and facilities**
  Sleeping den, 1 shower room, 2 toilets, kitchenette, dining area, patio

- **Sleeps - bed(s)**
  2 full bed(s), 3 twin bed(s), 1 guest folding bed(s) 1 pers, 1 foldaway bed(s) 1 pers, 1 baby cradle, 1 possible extra bed(s)

- **View**
  Garden/park, square

- **Exposure**
  South-west

- **Facilities exclusive to**
  Sauna, piano

- **Guest facilities and furnishings**
  T.V., electric coffee maker, electric kettle, cable/satellite, electric hobs, oven, wardrobe, cupboard, Hanging wardrobe, micro-wave oven, radio alarmclock, hair dryer, refrigeration, washing machine, clothes dryer, iron, ironing board, central heating, Drapes

- **baby equipment**
  Comfort station, infant tub, baby potty

- **Exterior private facilities**
  Covered terrace, yard table(s), 8 yard seat(s), parasol

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View from the property
southerly view

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The guest room

Interior layout at guests disposal

sauna

The guest room

The guest room

view from the garden/park

View from the property

covered terrace

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Photo album - 2

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"t Nieuw Lijsternest"

The guest room
The guest room
The guest room

The guest room
piano
Assets

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Image: Location & Access

**GPS coordinates in degrees, minutes, seconds:** Latitude 50°50'7"N - Longitude 4°29'58"E (Dwelling)

**Address**

- Clos Stijn Streuvelsoord
- 4 Av. Astridlaan
- 1970 Wezembeek Oppem

- **Freeway (exit) E40**
  - Sterrebeek, Flemish Brabant, Flanders, Belgium
  - Distance : 3mi.
  - Time : 5’

- **Airport Brussels Zaventem**
  - Brussels, Brussels Capital, Belgium
  - Distance : 3mi.
  - Time : 10’

- **Freeway (exit) RING - O BRUSSELS**
  - Tervuren, Flemish Brabant, Flanders, Belgium
  - Distance : 2.5mi.

- **Time : 5’**
  - Tervuren : (1.25mi.)
  - Sint Pieters Woluwe : (1.5mi.)
  - Zaventem : (3mi.)
### Availability Calendar - From: April 2020

**Room "Green room" - 2 person(s)**

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<thead>
<tr>
<th>April 2020</th>
<th>Mon</th>
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**Studio Flat "Rose romantic Studio" - 6 person(s)**

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<th>May 2020</th>
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1. Room "Green room" - 2 person(s)
2. Studio Flat "Rose romantic Studio" - 6 person(s)
### Rental rates "'t Nieuw Lijsternest"

<table>
<thead>
<tr>
<th>Month</th>
<th>Night</th>
<th>Weekend</th>
<th>week</th>
<th>2 weeks</th>
<th>Month</th>
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<tbody>
<tr>
<td><strong>Room &quot;Green room&quot;</strong>&lt;br&gt;2 person(s) (2 adults)</td>
<td>$75* ↓</td>
<td>$150* (Friday)</td>
<td>$440* (Sunday)</td>
<td>$880*</td>
<td>$1045*</td>
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<td>$75* ↓</td>
<td>$150* (Friday)</td>
<td>$440*</td>
<td>$880*</td>
<td>$1045*</td>
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<tr>
<td></td>
<td>$83*</td>
<td>$160* (Friday)</td>
<td>$550* (Sunday)</td>
<td>$935*</td>
<td>$1045*</td>
</tr>
<tr>
<td><strong>Studio Flat &quot;Rose romantic Studio&quot;</strong>&lt;br&gt;6 person(s) (4 adults - 2 kids)</td>
<td>$132*</td>
<td>$264* (Friday)</td>
<td>$495*</td>
<td>$880*</td>
<td>$1320*</td>
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- **Low season**
- **Mid season**
- **High season**

↓ Reducing rates

(Check-in day)

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Booking conditions

- **Reservation**
  - Payment made upon reservation: 10% of rental sum
  - Payment balance: on handing over the keys
  - Deposit required: $138*

- **Rentals**
  - Service charges included
  - Day tax included
  - Cleaning charge levy on departure: $11*
  - Anticipated supplement for:
    - supplementary bed(s)
    - hammam, sauna

Accepted methods of payment

- International Money Order
- Bank transfer (wire)
- Cash

* Converted at the rate indicated: €100 = $110 = £91

Contact

- Spoken languages: 🇧🇪 🇫🇷 🇬🇧

Contact directly the property owners

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[View from the property]

[Southerly view]

Contact the owner

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