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
Advert No. 308
Reservation: +32 (0) 2 731 36 24 (Belgium)
www.iha.com

>> VACATION HOMES
DIRECT BY OWNERS
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

Surroundings & location

- Countryside
- Golf
- Horse riding
- Fishing
- Culture

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

Assets

- Parking:
  Parking uncovered: 2 reserved stall, 2 off road.
- Advantages:
  Sauna, piano, 2 bike(s)
- Baby equipment:
  Comfort station

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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Wezembeek Oppem - Belgium
"t Nieuw Lijsternest"

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
- 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 :
  Country side, 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, micro-wave 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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Flemish Brabant - Wezembeek Oppem
"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, refridgerator, 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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Flanders - Belgium
"'t Nieuw Lijsternest"

View from the property
southerly view

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Photo album - 2

view from the garden/park  View from the property  covered terrace

The guest room  The guest room  Interior layout at guests disposal

sauna  The guest room  The guest room

The guest room  The guest room

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Photo album - 3

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"'t Nieuw Lijsternest"

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.

Contact

Spoken languages

Advert No. 308 www.iha.com
Availability calendar - from: July 2020

1 Room "Green room" - 2 person(s)  2 Studio Flat "Rose romantic Studio" - 6 person(s)
Bed and Breakfast
Flemish Brabant - Wezembeek Oppem
"'t Nieuw Lijsternest"

Availability calendar - from: February 2021

| Month | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
|-------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Mar   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|       | 1 |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| April |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|       | 1 |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| May   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|       | 1 |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| June  |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|       | 1 |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

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>Bed and Breakfast Rates</th>
<th>Night</th>
<th>Weekend</th>
<th>week</th>
<th>2 weeks</th>
<th>Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room &quot;Green room&quot;</td>
<td>$75*</td>
<td>$150*</td>
<td>$440*</td>
<td>$880*</td>
<td>$1045*</td>
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<td>2 person(s) (2 adults)</td>
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<td>$75*</td>
<td>$150*</td>
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<td>$83*</td>
<td>$160*</td>
<td>$550*</td>
<td>$935*</td>
<td>$1045*</td>
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<td>(Friday)</td>
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<tr>
<td>Studio Flat &quot;Rose romantic Studio&quot;</td>
<td>$132*</td>
<td>$264*</td>
<td>$495*</td>
<td>$880*</td>
<td>$1320*</td>
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<tr>
<td>6 person(s) (4 adults - 2 kids)</td>
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<td>(Friday)</td>
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</tbody>
</table>

Low season
Mid season
High season

↓ Reducing rates
(Check-in day)

Book now

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Book now

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View from the property
southerly view

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

Contact

Spoken languages

Contact directly the property owners

www.iha.com
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* Converted at the rate indicated : €100 = $110 = £91