

HOSTEL / B&B - DETAILED DESCRIPTION

- Main house
- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4 space, partly open, fully covered (currently in use as a bar, meeting space, lounge room)
- swimming pool
- games area (also to be used as covered car parking for 4 cars)
- existing rental contract (or end it within 6 months)
- extended and renewed mains water system with expanded drainage system into mains sewer
- the whole property is extended to take in 20 to 30 people at a time, with a maximum of 40 people.

Main house (approx 250 m2):

- Separate entrance at top level with terrace (‘first floor’ with direct street access)
- Living room with fire place and dining area
- 2 bathrooms
- 3 bedrooms
- Office
- Large kitchen
- Hallway

- Beautiful wooden staircase leading to:
- Big roof terrace and 3 side terraces, one with barbecue, extra dry storage on roof terrace

Apartment 1 (approx. 105 m2):

- Separate entrance at ground floor with terrace in front and direct access to the street.
- Large living room with dining area (currently in use as communal bedroom in hostel)
- 2 bathrooms
- 2 bedrooms
- Kitchen area has been turned into extra bathroom facilities

Apartment 2 (approx 105 m2):

- Separate entrance at ground floor with terrace in front with direct street access.
- Living room (currently in use as communal bedroom in hostel)
- 1 bathroom
- 2 bedrooms
- Big Kitchen with dining area

Apartment 3 (approx. 35 m2):

- Separate entrance at ground floor with terrace in front with direct street access.
- Living room with kitchen and dining area
- 1 bathroom (accessible for the disabled and wheelchairs)

- 1 bedroom area

Extra (apartment) space next to swimming pool, partly open, fully covered (approx. 35 m2):

- Currently in use as a bar, meeting place and lounge room, with its separate entrance at ground floor level with a terrace in front and right next to the swimming pool. Water and sewer in place as well.

The whole house and all the 3 apartments have built in wooden cupboards in all bedrooms.

All units have separate warm water facilities, sufficient electricity and water supply and air conditioning systems (7 in total and 1 spare unit).

OUTSIDE, GROUND FLOOR:

- There is a washing machine and a dryer for the laundry in a separate room.
- There is a shed (approx. 2 x 3 m) for storage/tools/ etc. with a small separate room for the swimming pool pump with its water filtering system and time clock.
- There are 2 more lockable store rooms outside.
- There is an extra pebble-stone terrace
- The GAMES AREA is under a roof construction which makes it accessible all year round. This space can also be used as a covered parking for 4 cars instead.

SWIMMING POOL:

- The pool has a depth ranging from 90 – 190 cm and measures approx. 3,50 x 7,50 m. For little children a mountable slide is available. Around the pool is a terrace with several sunbeds, tables and chairs, also there is a shower. The walls provide wind covering for the pool area all through the year,

which makes it a perfect place to be in the sun out of the wind. Even in wintertime this is a really nice spot. In summer there is both sun and shade to sit in.

The house has 2 separate telephone lines with high speed INTERNET. Also there is currently a strong signal computer WIFI network throughout the whole property, including all extra buildings and rooms, around the pool and around the game area.

At this very moment the property is being used as a hostel. The whole building is being sold “as is”. Only personal belongings will be moved out. Therefore it is possible to take over the property and start living and renting from day one. Short term take-over is possible (taking over the rental contract is possible, or you can end the rent with 6-months’ notice).