

Vakantiepark De Groote Vliet

Cederlaan 069

2026

€ 199.000,00 excl. buyer's costs

www.vakantieparkdegrootevliet.nl

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Welcome to our park

De Groote Vliet holiday park has been a familiar sight in the region since 1971. What once started as a mobile home park has grown into a quiet and green holiday park where privacy, space and nature take centre stage. The Joost family and their team ensure on a daily basis that the park remains well maintained and that the personal atmosphere is preserved.

Thanks to its location on open waterways, the park is an ideal base for boating enthusiasts, fishing, swimming or simply enjoying the view. The green hedges and spacious layout provide peace and relaxation, far away from the hustle and bustle.
The park is open year-round, allowing you to enjoy your own place surrounded by nature in every season.


Binnenhaven
ESSENLAAN
CEDERLAAN
Vijver
VIOLENLAAN
SERINGENLAAN
LUPINELAAN
MARGRIETLAAN
REIGERLAAN
LIJSTERLAAN
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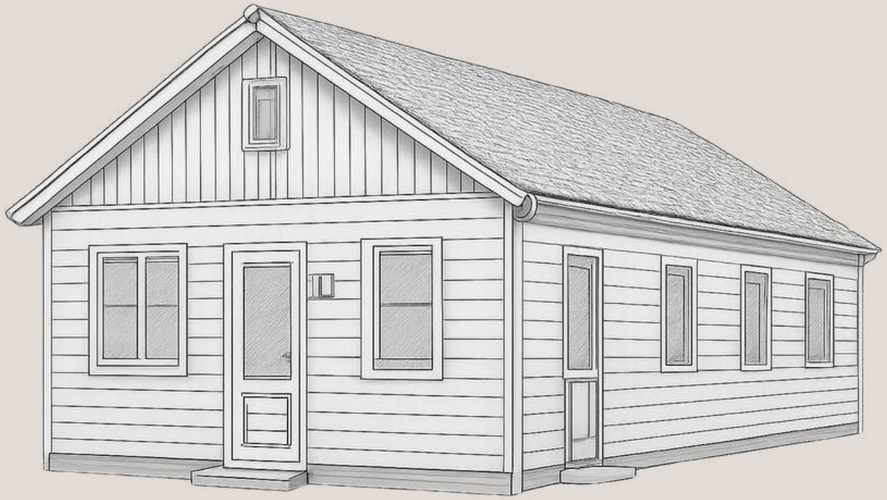


About - Cederlaan 069



Layout

Upon entering, you will immediately notice the practical and spacious layout of this four-person holiday home. The hallway provides access to two well-presented bedrooms, a modern bathroom with shower, a separate toilet, and a convenient indoor storage room with a washing machine connection.
The bright living room offers a comfortable living space with large windows overlooking the water and a generous, fully equipped open-plan kitchen. Thanks to the double sliding doors, the living room flows seamlessly onto the terrace and into the garden. The property is delivered fully furnished and completely equipped, allowing you to enjoy this beautiful holiday home straight away.



Amenities & build quality

This Wilgenroos-type holiday home was built on-site by a contractor using timber-frame construction. The property features low-maintenance uPVC window frames and durable recycled exterior cladding. The walls, floor and roof are highly insulated, ensuring a comfortable indoor climate throughout all seasons.

The property is also fully equipped with its own electricity, water and natural gas installations, including a central heating system for heating and hot water. Thanks to its solid construction, high-quality finish and use of low-maintenance materials, this holiday home is particularly suitable for both private use and rental.









Cederlaan 069- Exterior view



Rear elevation



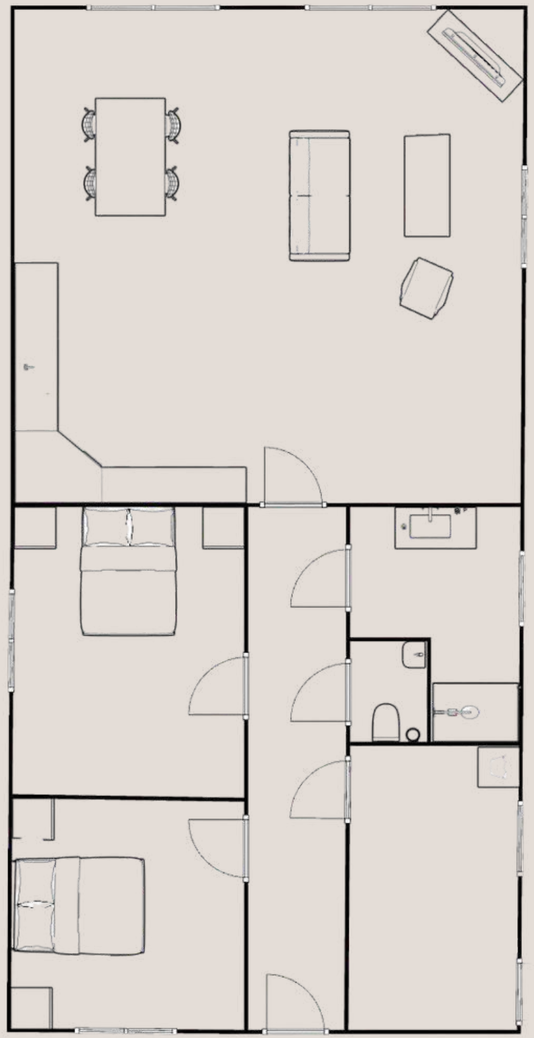
Front elevation



Left side elevation

Right side elevation

Cederlaan 069 - Interior









Features:

Plot size: *273m²*
Property size: *78m²*
Kind/type: Holiday home
Number of rooms: *5*
Of which bedrooms: *2*
Year of construction: *2007*
Garden: *volledig ingericht*
Indoor storage: *7m²*
Heating: *CV Installatie*
TV/Wifi connection: *Ja*
Plot: freehold

Annual fixed charges 2026

Bungalow & Chalets

Annual service charges
This is an amount paid to 'De Groote Vliet' for the maintenance of general facilities at the park. This includes, among other things, public green spaces, roads, household waste and the car park. The amount is € 2,531.00 incl. 9% VAT.

Annual tourist tax
Tourist tax is a municipal tax charged to the owners by the municipality and depends on the number of bed spaces. Up to 3 bed spaces € 410.40 and from 4 bed spaces € 1,276.80. You can also choose to track your stay yourself, in which case the rate is € 2.40 per person per night.

Sewerage charge per year
Sewerage charge is a municipal tax charged by the municipality to the owners; for 2026, the amount is € 222.45.

Pollution levy per property
This levy is charged by the water board (Hoogheemraadschap van Uitwaterende Sluizen). This levy has been set at € 267.00 per multi-person household. The user part is charged by the water board through De Groote Vliet and passed on to the owners. The amount for this is € 89.00.

Water board charges
The Central Tax Receiver (D.C.O.), i.e. Waterschap Noord-Hollands Noorderkwartier, collects the water board charges. This amount depends on the size of the plot and the value of the building. Rate 0.03797% of the WOZ value

Property tax
The municipality charges property tax once a year. The assessment is calculated as a percentage of the OZB value. Owner rate 0.1091%

Cable and internet subscription
The standard cable and 10mb internet subscription is provided by 'De Groote Vliet'. For this, a total of € 25.00 per month is charged plus an amount for the router. It is being investigated whether it is possible, and at what cost, to realise a fibre-optic connection.

Barriers
The park is secured by a barrier. You can pick up a magnetic key to open the barrier from the reception desk. The costs are € 50.00 per magnetic key.
Note that this is a deposit that you will get back when you return the key.





Contact & information

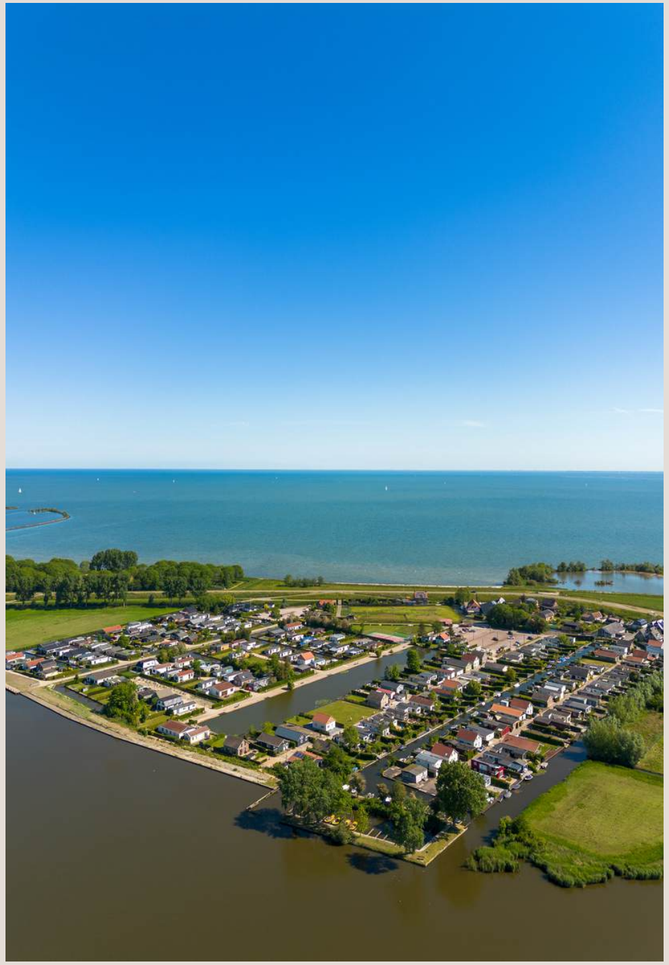
No mobile home or plot available that suits your needs?

We will place you on our waiting list, without any obligation on your part. You will be among the first to be notified as soon as new properties become available, even before publication on the website.

Interested or questions?

Are you curious about the possibilities or would you like personal advice? Feel free to contact us for an appointment or viewing.





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www.vakantieparkdegrootevliet.nl

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