

Vakantiepark De Groote Vliet

Lijsterlaan 198

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.



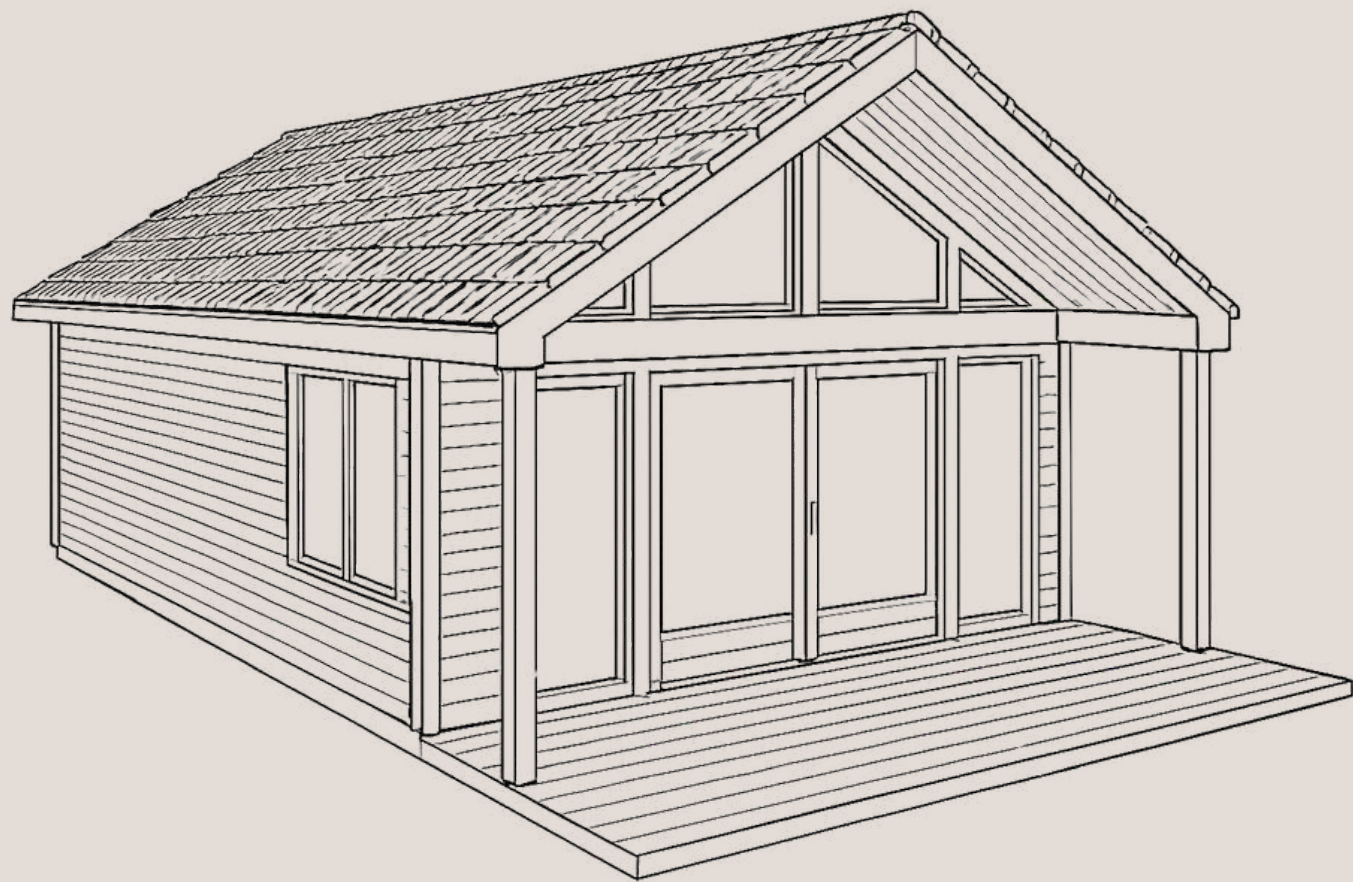


About - Lijsterlaan 198

Layout

This detached six-person holiday home is tastefully decorated and comes fully furnished. Via the side entrance, you reach the hallway containing a utility/storage room with washing machine connection, as well as the meter cupboard. Three bedrooms and the bathroom with shower and toilet can be accessed from the hallway.

The bright living room features a spacious open kitchen and a large glass section at the rear. Sliding patio doors lead directly to the hardwood terrace and low-maintenance garden, which borders open waterways suitable for boating and fishing. Its westerly orientation makes this a delightful spot to enjoy the evening sun.



Amenities & build quality

The holiday home was solidly built by a construction company and features double glazing, a central heating system and well-insulated walls, floor and roof. Thanks to the solid construction and neat finish, the home offers a comfortable stay in all seasons. The property is delivered fully furnished and turn-key. The property is suitable for both personal use and letting. Should you choose to let the property, agency management is handled entirely by the park, offering you a fully managed service.

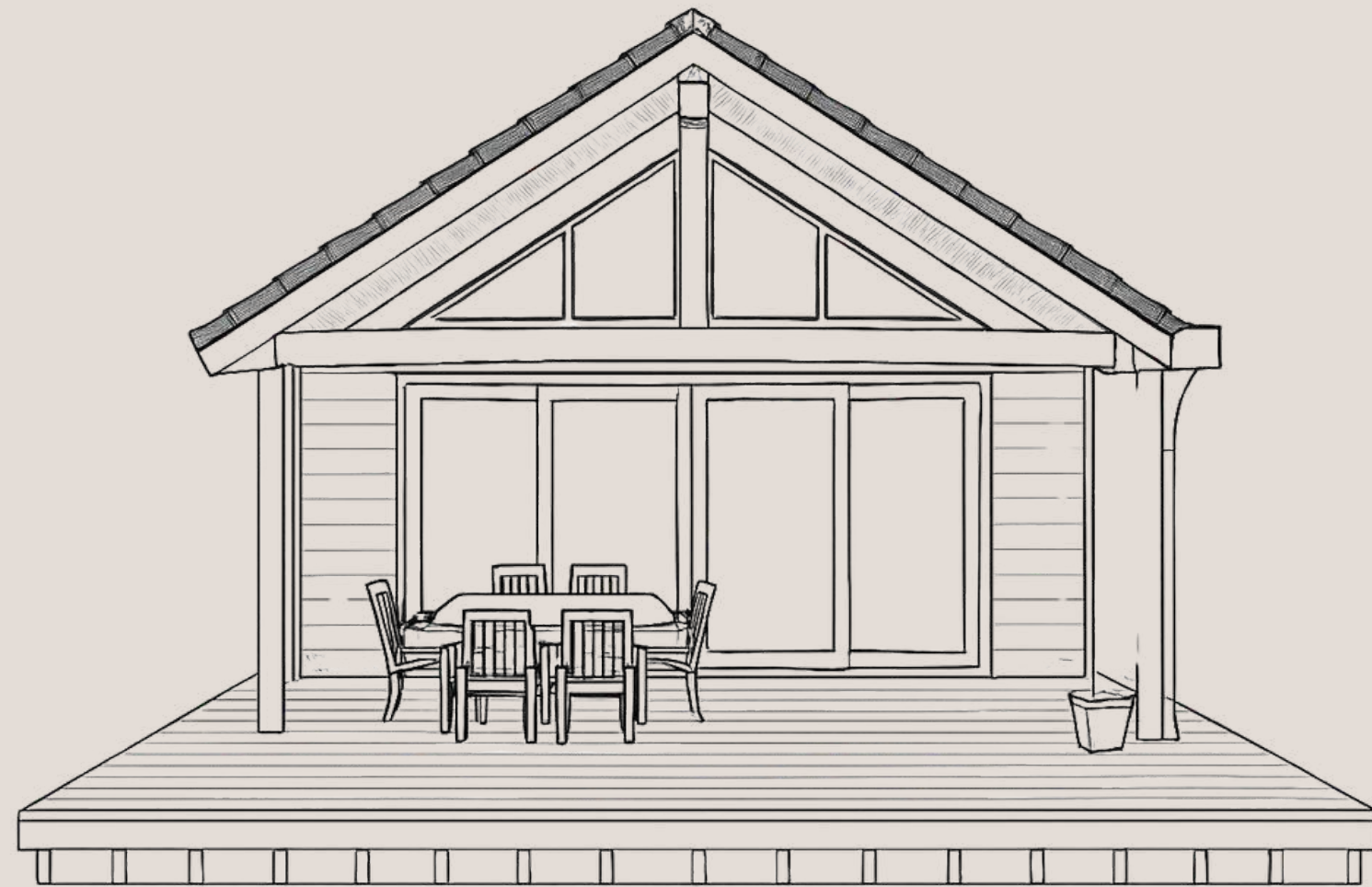
Being the owner, you can then enjoy twelve weeks of recreational use per year, including four weeks during peak holiday periods.



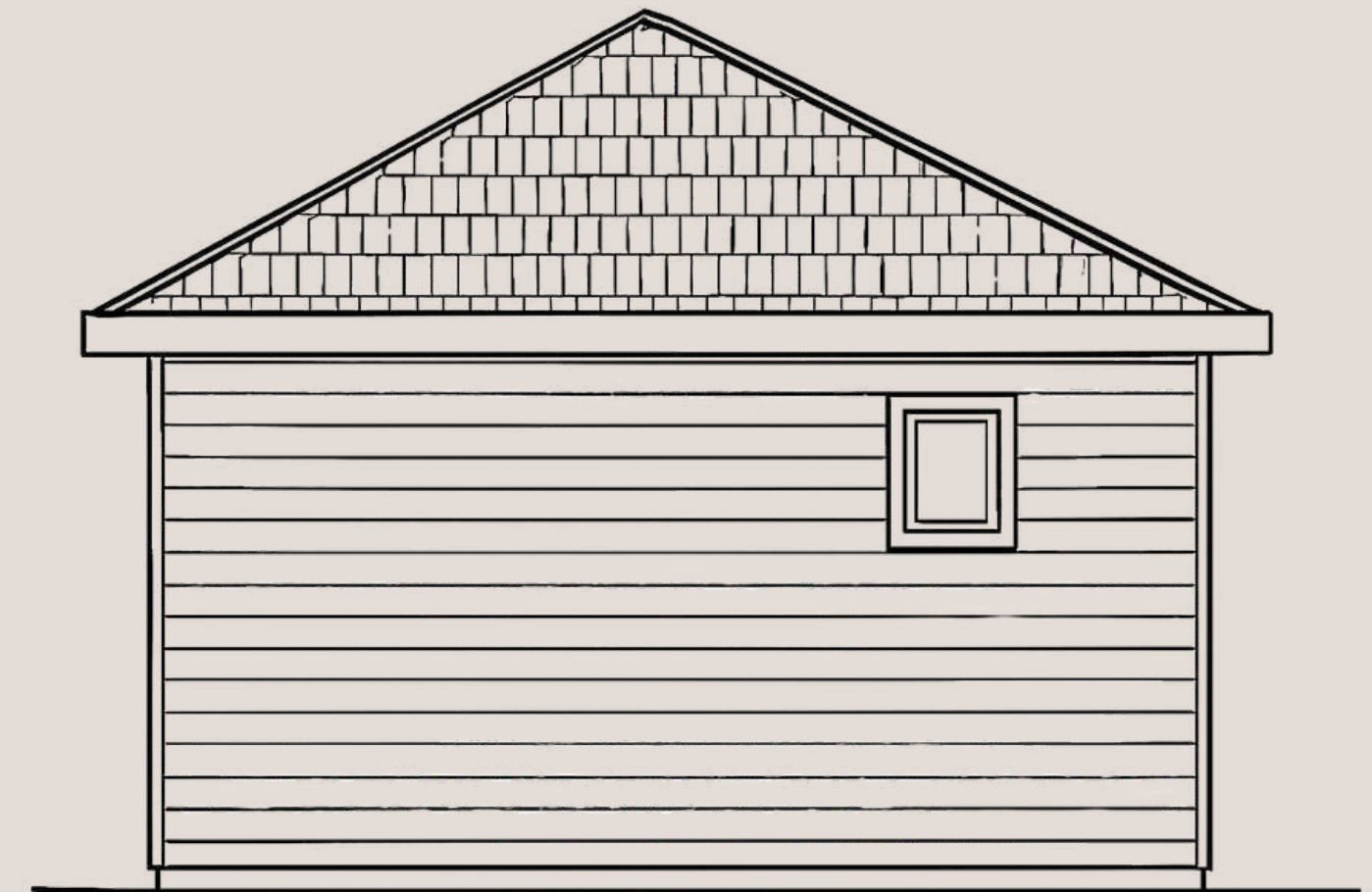




Lijsterlaan 198 - Exterior view



Rear elevation



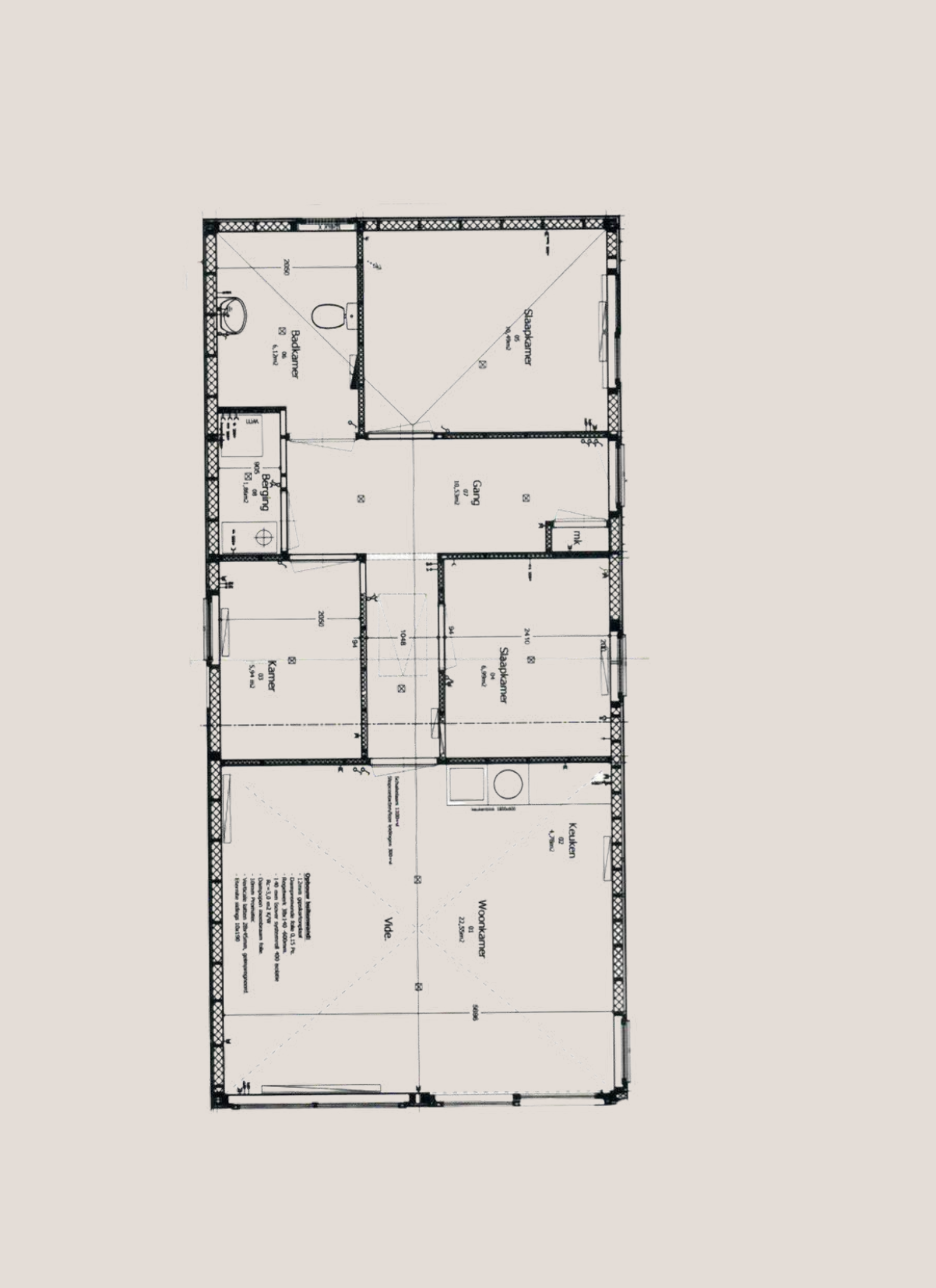
Front elevation



Left side elevation

Right side elevation

Lijsterlaan 198 - Interior







Features:

Plot size: 190m²

Property size: 79m²

Kind/type: Holiday home

Number of rooms: 5

Of which bedrooms: 3

Year of construction: 2011

Garden: fully landscaped

Canopy/veranda: 13m²

Heating: Central heating system

TV connection: Yes

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

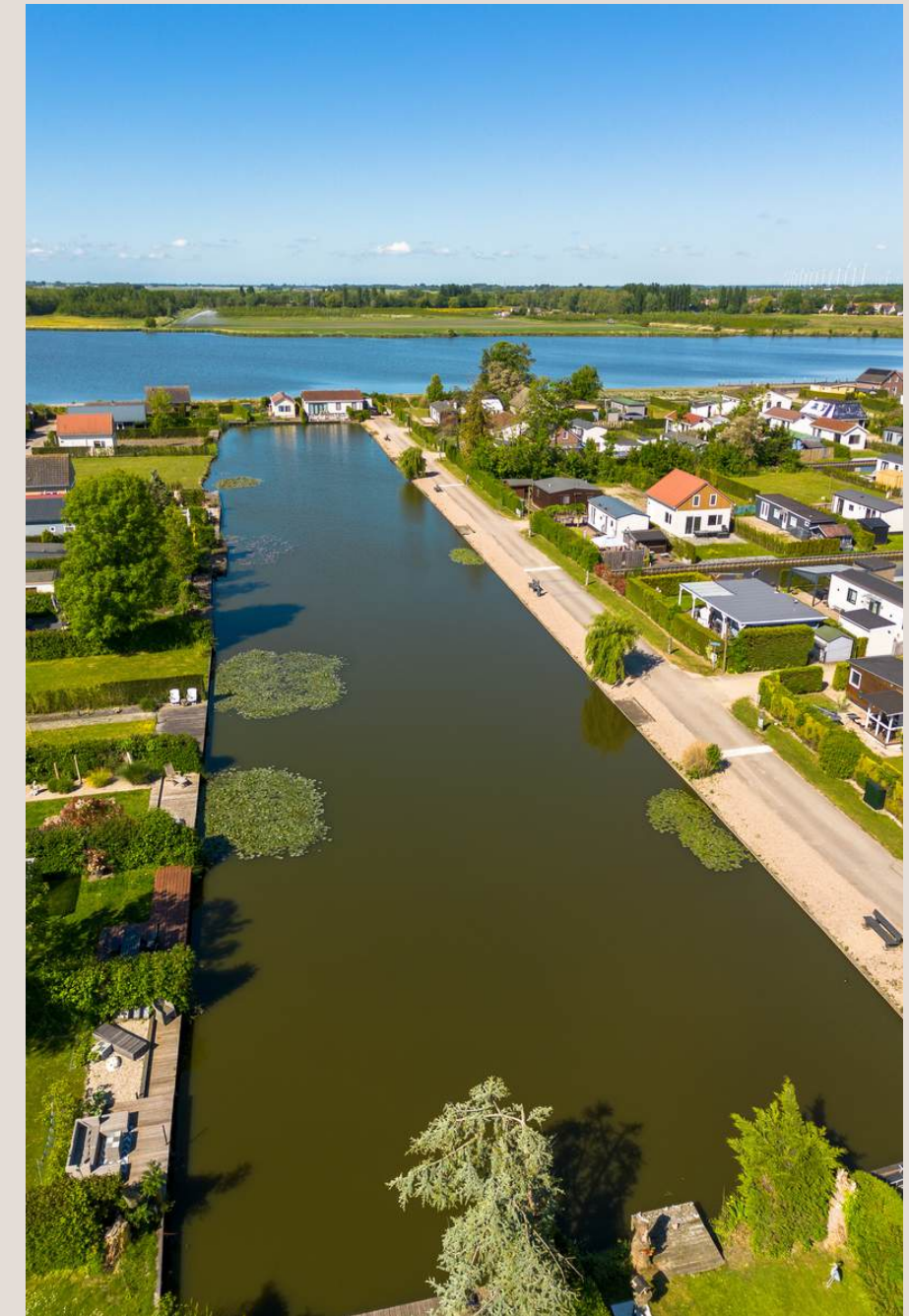
The municipality charges property tax once a year. The assessment is calculated as a percentage of the OZB value. Owner rate 0.1091%.

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.





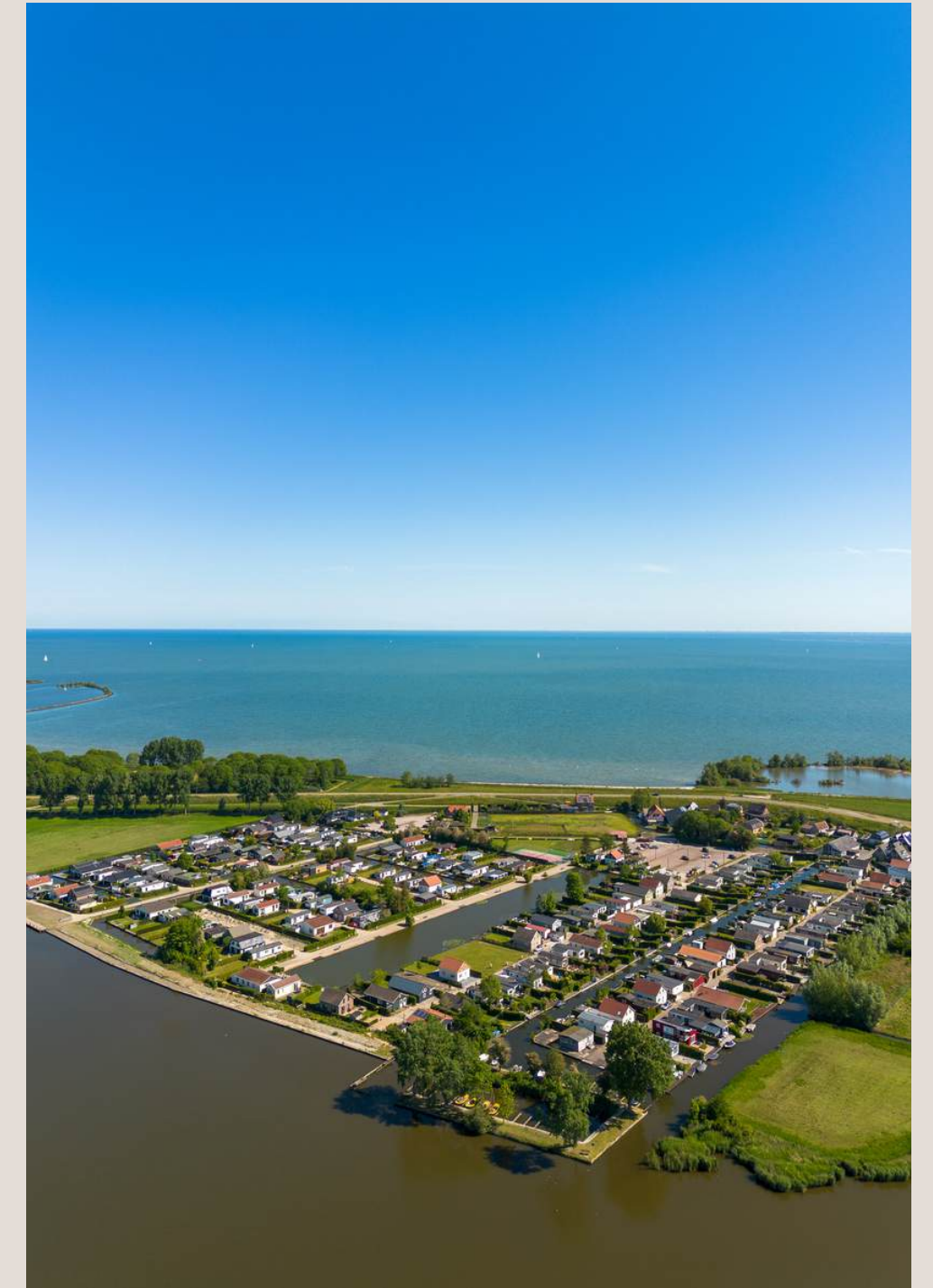
Contact & information

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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