



'T LANDGOED  
BAARS

RESIDENCE  
DE EESE



Information when purchasing your  
recreational accommodation





# Information about the purchase of your recreational accommodation

## Owned lot

- - Image quality plan, park regulations and price list apply - Image quality plan:
- minimum permitted length of stay for each accommodation, ask for it!
- - NB! Less than 5% concerns owned plots

## Leasehold plot with building rights

- - Image quality plan, park regulations and price list apply - Image quality plan: the
- permitted length of stay is known for each accommodation, ask for it!
- - Cottages or sun farms usually always come with leasehold and building rights.
- - You become the owner of the building in the land registry.
- - Your property remains safe, even if the leaseholder goes bankrupt.
- - You can grant a mortgage on the leasehold.
- - The canon (annual fee) is stable and follows inflation.
- - The first lease period lasts 49 years, with the option to extend.
- - Every 25 years the ground rent can be revised by both sides, deviations of >10% do not result in any change in the ground rent payable - The value of
- the leasehold has been officially determined and offers you tax benefits.
- - If the lease is not extended, the leaseholder is obliged to purchase the building.

## Hurkavel (only Residence de Eese)

- - Image quality plan, park regulations and price list apply - Image quality plan: the
- permitted length of stay is known for each accommodation, ask for it!
- - Rental agreement of the plot not transferable without permission of the manager.
- - You are not registered in the land registry as the owner of the land, you are the economic owner but not the legal one

## General info

- The current Park Regulations, Price Lists and service rates.  
[www.Landgoedbaars.nl](http://www.Landgoedbaars.nl) (Go to practical information at the bottom of the page) \_\_\_\_ .  
[www.Residencedeeese.nl](http://www.Residencedeeese.nl) (Go to practical information at the bottom of the page) \_\_\_\_ .
- **Tourist rentals** can be rented or not rented according to your choice.  
Do you want this? A rental agency agreement must then be drawn up.









## Frequently Asked Questions

Can I use my accommodation all year round?

***Yes! 't Landgoed Baars and Residence de Eese are open all year round.***

Can we choose a spot in the park ourselves?

***Our parks are first come, first served, so there is plenty of choice, but please inquire in advance about the lot you want!***

Can I take an option and what does it cost?

***You can take out an option free of charge and it will automatically expire after one week.***

What are included in park charges?

***These are the costs of park management such as the swimming pool, reception services, access management, green maintenance, playgrounds, entertainment, lighting, cleaning the roads, camera systems and supervision, slippery conditions and/or pest control, these must be carried out cost-effectively with an administration storage, an accounting can be requested;***

Are there park regulations?

***Yes, there are park regulations, in which you will find almost all the rules that apply to the park, including the opening hours from 7 a.m. to 11 p.m., and the rules of conduct for every guest in the park.***

Are the parks emission-free?

***Yes, on the Baars estate the energy is regulated via electricity, a 220V connection of 3x 25 amps per connection has been provided for each home, more than sufficient for heating, kitchen use and charging your electric car.***

***The transition has started at Residence de Eese, this will take a number of years, in the meantime we will be using propane gas.***

Is there good internet and/or fiber optic and the like?

***Yes, every home on the Baars Estate is equipped with CAI and fiber optic connections. Fiber optic installation is planned at Residence de Eese in 2024, currently via copper connection.***

Is there also participation?

***Yes, especially since 2021, this has been done through a survey system via the internet, the results are shared, and a large-scale survey is expected at least once a year.***

If I want to sell my property, can I arrange this myself or is this mandatory through the park?

***You may arrange a sale of your property yourself or through an estate agent of your choice or through the park's sales organization. Changing ownership must be in accordance with the provisions that apply to your property. (for example the leasehold deed and the park regulations).***



## Frequently Asked Questions

Can I decide for myself what happens to my recreational object?

For every accommodation that meets the requirements for tourist rental, the owner decides whether and in what period it will be rented out, the price is determined in consultation and after consideration of a benchmark study.

Is there a rental organization and how does it work?

Yes, ***in terms of rental options we are a welcome partner at booking organizations, the location and accommodations are well appreciated and after a few years we see more and more regular returning guests. Every renting owner can directly view all bookings in real time via their own login to the management programs of our system***

What are the costs of rental through your organization?

***The rental costs have the following structure: • €***

***23.11 - per month (2024) fixed contribution for each tourist-suitable accommodation, the fixed contribution enables freedom of choice between renting out or not and supports future value retention and marketability. •***

***Variable payment amounts to only 15.50%***

***commission on the actual tourist net rental turnover. • NB! With a standard long-term rental agreement, the commission is 5.50% of the monthly rental turnover.***

Can I also introduce tourist tenants myself?

***Yes, this is possible, for your own accommodations and also for the rental of accommodations other than your own. NB! You must make bookings 5 times per calendar year to qualify for a 10% commission on the turnover you realize!***

Is one also allowed to “live permanently” in the parks?

***Permanent residence is not permitted in the “Recreation” destination.***

***The Municipality is the body that supervises this and manages the registrations of the basic municipal administration and implements the supervision policy. In practice, when writing this information, a tolerance policy seems to replace an enforcement policy. The park management follows municipal policy. Please inquire with the municipality of Steenwijkerland.***

***NB! You are always obliged to register in the municipality where you live, even if you live “crookedly”!***

**Any questions? Please contact us!**



In the summer we enjoy this lovely home ourselves,  
In the winter we go south with our camper and it is  
rented out the cottage.

- John





# Let's stay in touch!

Contact:

T. 0521 513 736

E. [info@vakantiehuisjeskopen.nl](mailto:info@vakantiehuisjeskopen.nl)



Take a look at  
our website!





