

FOR RENT



Drosselstrasse 11  
48465 Schutterf

€ 595.000,-  
Vrijstaande-woning

**Are you interesse in this property?**

Call us **010 - 50 13 177** mobile **06 - 165 085 82**  
Have a look at **[www.differentvastgoed.nl](http://www.differentvastgoed.nl)**



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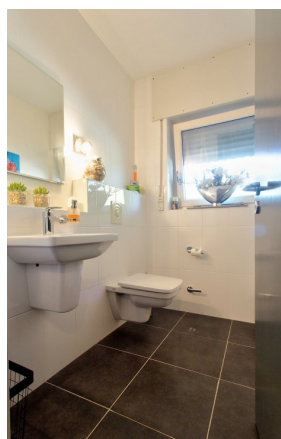
# PICTURES



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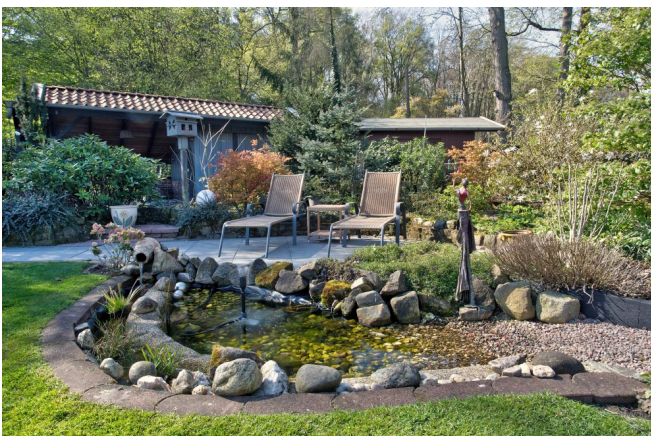
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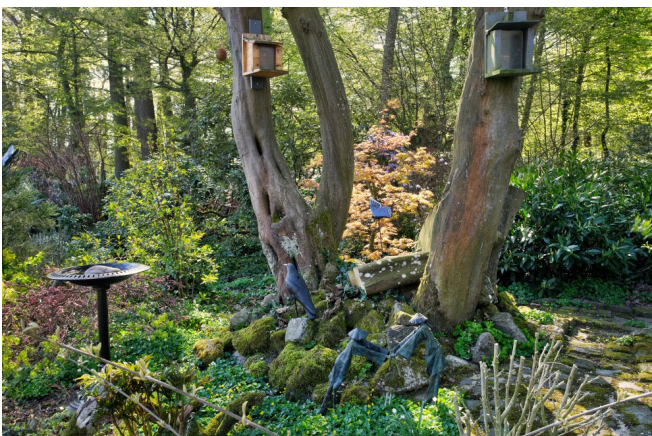
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## DESCRIPTION

Are you looking for something special where you can live on one level and practice your profession at the same time? Currently this property is a very well run Bed & Breakfast with a core of repeat customers (B&B has a rating of 9.7 (!) on Booking.com). But of course the property is also very suitable as a large comfortable family home, a multi-generational home or a home with an integrated practice.?

This chic detached property originally from 1979 has been renovated throughout and is in top condition. The property is located with the garden adjacent to the forest edge and offers plenty of peace and space for all your needs and plans. The house has a plot area of 1,163 m<sup>2</sup> and a living area of approximately 378 m<sup>2</sup>.?The property is located on the outskirts of Schüttorf and offers in addition to a very good infrastructure, the proximity of a lake with beach and swimming possibilities plus attractive gastronomy. In addition to a good infrastructure, Schüttorf offers sports and entertainment possibilities. For nature lovers, the area is characterized by the many cycling and hiking trails.?

The entrance to the house immediately invites you to taste the modern atmosphere. The entrance on the left has a checkroom with a guest toilet. From the entrance on the right you reach the kitchen (equipped with a cherry wood Leicht kitchen with Miele appliances) with the dining room, which is partly connected to the kitchen by an open space with worktop. This provides an additional workspace and space to the kitchen.

From both the kitchen and the entryway, you enter the spacious living area with a wood stove corner and adjacent TV room and winter garden that offers great peace and privacy. The bedroom wing contains a study, access to the garage with fire door and a spacious bedroom with closet wall plus access to the adjacent light-flooded bathroom.

In addition to the winter garden, the park-like garden offers another garden dome with an open terrace, a gazebo with a covered terrace, several seating areas and a gate to the forest plot behind it. From the garden you also have a rear entrance to the second garage (for camper or caravan). Because of the many (covered) seating areas and privacy in the quiet south-facing garden, pleasant and relaxing hours in the sun or shade are possible at any hour. Finally, the gate to the forest behind it invites you to take a small walk (with the dog).?

Layout second floor: a rustic staircase consisting of several tree trunks leads to the upper floor, which is currently used as a bed and breakfast. The second floor has a total of 6 (bed)rooms. Two rooms have access to the balcony on the west side of the house. The upstairs bathroom has a walk-in shower. All rooms are bright and have a good layout. A loft with headroom over the entire second floor completes the upper level.?

The basement has four separate basement rooms plus a boiler room, a room with the municipal connections and meter box and a storage room for individual use.?  
The property embodies charming design and high-quality furnishings. In addition to its prime location, the house offers you numerous and, above all, individual uses.?



## Chronological list of renewals and improvements:

2003 Kitchen (Leicht brand with Miele appliances: Induction cooktop (2009), oven, coffee maker (2016), dishwasher (2022), microwave and steam oven.

2019 Roof insulated

2009/2012 Renovation of the conservatory (winter garden).

2009 Doors and window frames on the first floor renewed (plastic), including double glazing

2009 Skylights and sliding doors on the second floor renewed

2009 Door to the practice room replaced by a window

2009 Balcony new tiles and new fencing

2010 Outside wall on south side impregnated (underground) and garden with drainage pipes connected to the main sewer system

2011 Additional garage built for caravan or camper

2013 Replacement of the boiler and hot water heater (Buderus)

2013 Radiators partially renewed (first floor has underfloor heating except in bedroom and bathroom)

2014 Cavity wall insulation

2015 Renovation of barn plus roof tiles at front, roof at rear covered with zinc (remains clean)

2016 Eaves renewed, south side covered with zinc, north side with plastic

2018 Wood stove (may continue to be used even after new legislation in 2024)

2019 Meter boxes (electricity) renewed

2019 Water pipes renewed (all lead pipes removed)

2021 Roof of the garden terrace renewed

## Monthly costs (euros):

Electricity 172

Gas 290

Drinking water 15

Wastewater 32

SWSE Dual - 3

Property tax 75

Property insurance 76

Total 657 euros per month

Does the house appeal to you? Then contact us for a further introduction and/or viewing. We look forward to viewing the property with you on site.

## Equipment features:

- 2 garages with electric door

- conservatory (large winter garden)

- garden house

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## SPECIFICATIONS

<b>Price</b>	€ 595.000,-
<b>Zip code</b>	48465
<b>Type</b>	Vrijstaande-woning
<b>Garden</b>	Ja
<b>Garage</b>	Ja
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Living area</b>	378m <sup>2</sup>
<b>Area</b>	1163m <sup>2</sup>
<b>Available as</b>	in overleg

## LOCATION

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