

THE BARN — WAASMUNSTER

Terms & Conditions — Direct Bookings

thebarnwaasmunster.com

1. The Accommodation

The Barn is an authentic loft apartment in a renovated barn, located in Waasmunster, Belgium. The accommodation comprises:

- Open-plan living area with fully equipped kitchen (oven, 2-burner stovetop, refrigerator, coffee maker, kettle, kitchen island, citrus juicer, ...)
- Living room with sofa bed and TV (Chromecast)
- 1 bedroom with double bed, desk corner, and blackout roller blind
- Bathroom with shower and separate toilet
- Private terrace with garden view and BBQ equipment
- Free high-speed Wi-Fi (57 Mbps)

Included: Towels, linen, coffee pods, tea, toilet paper, cooking oil, spices, and shower gel.

Available on request (additional charge may apply): Bike rental, laundry and dryer service, steam cleaner.

Outdoor area: The private terrace is available for guests' exclusive use. Please note that animals roam freely in the wider outdoor area of the estate. Guests should be mindful of this when outdoors, particularly with children or approved pets.

Restricted areas: The storage space behind the gray curtain, the rest of the garden (outside the private terrace), the entrance hall (no storage), and the ground floor rooms are not accessible to guests.

Please note: The stairs to the apartment have no handrail and may not be suitable for guests with limited mobility.

2. Check-in & Check-out

Check-in	From 15:00 (3:00 PM) — self check-in via keypad
Check-out	By 11:00 AM
Early / late	On request, subject to availability. Additional charge may apply.
Access issues	Contact the host immediately via WhatsApp: +32 479 18 77 42

3. Bookings & Payment

A booking is confirmed only upon receipt of payment. The booking confirmation will be sent by email and constitutes the binding agreement between the guest and the host.

Payment methods accepted: Bank transfer or online payment link.

Payment due: Full payment at time of booking.

All prices are per stay and include the costs listed at the time of booking. Any extras (e.g., additional parking, on-request services) are charged separately.

Tourist tax (toeristenbelasting): Not applicable.

Note: Guests are encouraged to arrange their own travel insurance.

4. Occupancy

Maximum guests	4 persons
Sofa bed	For 2 guests, only the bedroom is assumed to be in use. Please notify us if the sofa bed is also needed.
Visitors	Only registered paying guests are permitted on the property. Visitors (non-staying guests) are not allowed for stays shorter than 1 month.

5. Cancellation Policy

Short stays (fewer than 28 nights)

- Free cancellation within 48 hours of booking, provided arrival is at least 14 days away
- Full refund if cancelled more than 14 days before arrival
- 50% refund if cancelled between 7 and 14 days before arrival
- No refund for cancellations less than 7 days before arrival

Long stays (28 nights or more)

- Free cancellation within 48 hours of booking, provided arrival is at least 28 days away
- 50% refund if cancelled more than 30 days before arrival
- No refund for cancellations less than 30 days before arrival (first month is non-refundable)
- After check-in: the next 30-day period is always due and non-refundable

Early departure

If a guest departs before the end of their booked stay, no refund will be issued for unused nights unless otherwise agreed in writing with the host.

Force majeure

If the property becomes unavailable due to circumstances beyond the host's control (e.g., fire, flood, structural damage), the host will offer the guest either a full refund or an alternative booking date. The host's liability is limited to the amount paid for the booking.

6. Security Deposit

A refundable security deposit of €500 is required prior to or upon check-in. The deposit will be returned within 7 days after check-out, subject to inspection of the property. Deductions may be made for damage beyond normal wear and tear, missing items, excessive cleaning requirements, or violations of house rules (including the smoking fine detailed in Section 7).

7. House Rules

Guests agree to respect the property, the surrounding estate, and neighbouring residents at all times. The house rules form an integral part of this agreement — a breach of these rules is a breach of contract.

- Only registered and paying guests are permitted on the premises
- No parties or events
- Quiet hours: 22:00–08:00
- No smoking inside the apartment — a fine of €500 will be charged for any violation, deducted from the security deposit. If the fine exceeds the deposit, the guest remains personally liable for the outstanding amount.
- Pets only with prior written approval from the host. Guests with approved pets should be aware that animals roam freely in the wider outdoor area of the estate.
- Leave the property clean and tidy upon departure
- Report any damage or breakage to the host immediately
- Do not access restricted areas (see Section 1)

Violation of house rules may result in a formal warning, forfeiture of part or all of the security deposit, or in serious cases, immediate termination of the stay without refund.

8. Parking

One free parking space is provided on the premises for registered guests. A second vehicle may be parked on the premises for an additional fee:

- €5 per day
- €20 per week
- €65 per month

Additional parking fees are payable to the host separately and are not included in the booking price.

9. Use of Accommodation & Host Access

Guests must use the accommodation for lodging purposes only. The property may not be sublet or made available to third parties.

For long stays (28 nights or more), the host or a designated representative may access the property with a minimum of 24 hours' prior notice for maintenance, inspection, or repair purposes.

10. Liability

The host is not liable for any loss, theft, injury, or accident occurring during the guest's stay, unless directly caused by the host's negligence. Guests are responsible for their own belongings and the safety of their party.

The host is not liable for any incidents involving free-roaming animals on the estate. Guests enter the outdoor areas of the estate at their own risk.

Guests are advised to take out appropriate travel insurance before their stay.

11. Privacy & GDPR

Personal data collected during the booking process is handled in accordance with the General Data Protection Regulation (GDPR). Data is used solely for the purpose of managing the booking and stay, and will not be shared with third parties without consent.

Legal Framework

12. Nature of Agreement

This is a tourist accommodation agreement (logiesovereenkomst) under the Flemish Decree on Tourist Accommodation of 5 February 2016. It is explicitly not a residential tenancy agreement under the Vlaams Woninghuurdecreet or any other tenancy legislation. No tenancy rights, residential rights, or property rights of any kind are created by this stay.

13. Fixed Duration & No Tacit Renewal

The agreement covers the specific dates confirmed at booking and ends automatically on the agreed departure date — no notice required. There is no right to tacit renewal or extension. Any extension must be agreed in writing before the original departure date. The guest has no right to remain beyond the agreed checkout time.

14. Domiciliation

Registering this address as an official Belgian domicile (hoofdverblijfplaats) is strictly prohibited. The accommodation is part of the owner's private main residence and has no independent street number or separate cadastral designation. Guests staying in Belgium for more than 180 days per year are solely responsible for registering an official domicile at another address. Any attempt to register this address constitutes a material breach of this agreement and entitles the host to terminate the stay immediately without refund.

15. Identity & Main Guest

The booking person is the main guest and is personally liable for all registered guests and their conduct. The host may verify identity at check-in. The booking may not be transferred to another person without prior written consent.

16. Host's Right to Terminate

The host may terminate access immediately and without refund in the event of: breach of these terms or house rules, any attempt at domicile registration, assertion of tenancy rights, damage or serious nuisance, smoking inside, or unauthorised occupants. The host may retain the deposit in full and seek further compensation for losses exceeding the deposit.

17. Governing Law

Belgian law applies, specifically the Flemish Decree on Tourist Accommodation (5 February 2016). Disputes will first be addressed amicably; if unresolved, they are submitted to the competent Belgian courts.

Last updated: April 2026 — The Barn Waasmunster — thebarnwaasmunster.com