

**CAMPSITE** on 2.65 hectares with 35 pitches, 8 mobiles homes and shower block. **MAIN HOUSE** 6 bedrooms. Sea 15km



## INFORMATION

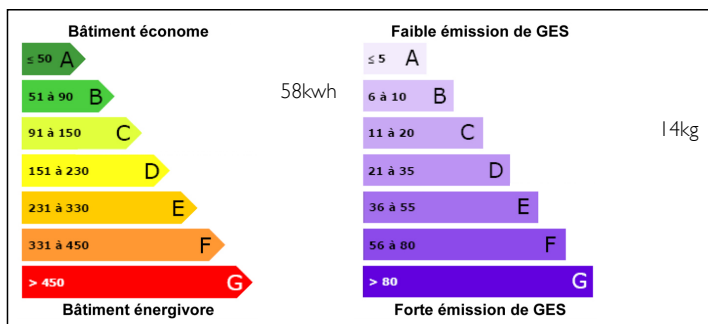
Town:	Elne
Department:	Pyrénées-Orientales
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	26500 m2



## IN BRIEF

**RARELY AVAILABLE** - Fully operational and established CAMPSITE in a rural setting, 20 mins from MEDITERRANEAN BEACHES and 5 mins to leisure lake **MAIN HOUSE** 180 m2 with 6 bedrooms, 2 bathrooms, 36m2 open plan lounge and possibility to split into 2 separate accommodations. CAMPSITE and BUSINESS 35 pitches, 8 mobiles homes, shower/toilet block, reception, bar with food/drink license, play area, boules pitch, splash pools. Mature trees offering shaded pitches and landscaped Mediterranean planting Fantastic business with potential to increase revenue, additional off season income possible and all in a fantastic peaceful location at a good price

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3000 EUR**

## NOTES

## DESCRIPTION

Located in a quiet rural setting just 20 mins from beaches and 15 mins Perpignan. This well established and maintained camping business offers also has a luxurious and spacious individual house.

### CAMPSITE

- 35 pitches
- 16 amp hook up points and water points
- 8 mobiles homes
- 2010, 28m2, 2 bedrooms, air conditioned, tele, good condition
- additional open spaces for tents
- Toilet Bloc built in 2015
- Female 3 showers/4 wc
- Male 3 showers/3 wc/1 urinoire
- Disabled shower and wc
- 2 Beach showers
- Wash station for plates x 6
- Wash station for laundry x 4
- Technical room
- Washing machine token operated
- Camping car waste point

Fenced site of 2.65 hectares planted with mature trees and Mediterranean shrubs

- Reception
- Bar/Snack with food and drink license
- Childrens play area
- Boules pitch
- 2 x 10m2 plunge pools

### HOUSE

- Ground floor
- Fully fitted and equipped kitchen
- Open plan living area
- Hallway
- wc
- storage
- 5 bedrooms with storage
- 1 bathroom

### Upstairs

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