

UNDER OFFER Family run campsite in the heart of the Périgord Vert with 5 bed house, 46 pitches and restaurant



INFORMATION

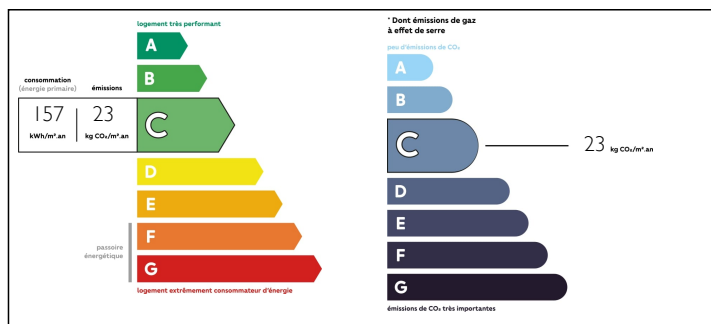
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	180 m2
Plot Size:	104833 m2

IN BRIEF

This fabulous turnkey business is situated on the edge of the village of St Jory De Chalais where you will find a small shop, bakers, bar and restaurant. Easy access to the RN21 so perfect for touring caravans or holiday makers wishing to enjoy a week or 2 onsite



ENERGY - DPE



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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: 2144 EUR

NOTES

DESCRIPTION

This campsite is currently successfully run by a husband and wife duo and offers the perfect life / work balance.

The campsite offers 46 touring pitches plus 4 mobile homes and a wooden pod for guests. There is a large block sanitaire with WCs, showers, hand basins and washing up sinks plus a communal area for fridges and a washing machine. There is an area for Motor homes to empty their waste water.

All the pitches are generous in size averaging 100m2 and most benefit from the shade of the mature trees onsite. All pitches are bordered by trees and hedging with access to electric hook-up. Many pitches also have private water connection points. Guests have the use of a large swimming pool, they can walk around the fields and forest down to the river, they can fish in the small lake and there is a small children's play area. There is a caravan storage area on site too.

In the evening the campsite opens a Pizza restaurant and bar via a newly constructed Pizzeria within the restaurant. If you wanted to offer a more varied menu there is a commercial kitchen at the back of the restaurant with storage areas. The restaurant has male and female WCs and a handicap WC and there is access to the pump house for the swimming pool and showers / WCs for the pool at the back of the bar.

The Pizzeria is...