

**Detached House With 25 Pitch Campsite On 4 Hectare Site With Room to Expand and Fabulous Views - Possible Equestrian Property**



**INFORMATION**

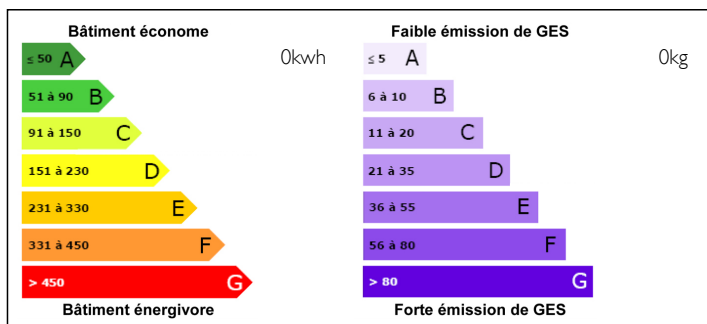
Town:	ST SEVERIN
Department:	Charente
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	45771 m2



**IN BRIEF**

This delightfully secluded property has ran as a successful campsite with 25 pitches but has more than adequate room to expand, subject to local permission and given the amount of outbuildings plus unused land currently, it could be ideal for horses. It is situated in the rolling countryside with panoramic view yet just a couple of kms from the popular village of St Severin, which has a Supermarket, Post Office, Doctors, Dentist, Pharmacy and bars/restaurants.

**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.



## DESCRIPTION

You approach the property from a small lane and take the long driveway into the courtyard.

The owners house is accessed across a glazed verandah, which has a log burning stove, making it usable even when it is slightly chilly.

Into the large fitted kitchen, which is large enough for a table and chairs and also comfortable chairs in front of the original fireplace where there is another log burning stove.

From this room you can access the shower room and then through to the separate WC and utility area.

Across is the double bedroom.

To the right of the kitchen is the sitting room and separate office that could be used as a further bedroom.

Above the living space is a large attic, accessible by outside steps.

Attached to the house at both sides are barns and outbuilding, ripe for conversion should you require further living accommodation.

Across from the house are further barns and a newer build garage.

The grounds surround the property and part has been converted to a campsite with 25 generous pitches - each has a power point. It would be feasible to increase the number of pitches within the existing space but there are also extra fields currently unused.

Also on offer is a one bedroom chalet and all have access to the shower/toilet block that is newly installed, behind which you find the secluded pool with the same stunning views available to the camping pitches.

If you are thinking of running a campsite in France, this...

## LOCAL TAXES

**Taxe foncière: 2083 EUR**

## NOTES