LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34253LOW24

Price: 478 800 EUR

agency fees to be paid by the seller

Established and beautiful Campsite, restaurant, bar, swimming pool, 35 Pitches. Mobile homes, cabins & a lake.















INFORMATION

Town:	BRANTOME
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	55069 m2

IN BRIEF

This is a family owned business and has been established for 30+ years. It is a turnkey business with an existing customer base of regular campers. It is immaculately presented and maintained. The casual restaurant and bar offers a relaxed atmosphere for campers and locals. An ideal venture for anyone looking for a new lifestyle business.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

The campsite is set in 13 acres of beautiful countryside. With 15 camping pitches and 20 mobile homes/cabins there is plenty of space and privacy for everyone. 5 cabins are set around a beautiful fishing lake. The restaurant provides casual dining inside and outside and there is a warm and welcoming ambiance in the bar. The campsite has a large swimming pool, sauna, children's play area, boules rink and snooker/pingpong undercover play area. The campsite is being sold fully equipped. On site there is an owners cabin as the current owners only run the business for 3 months of the year and live offsite. The immediate opportunity to grow the business is to open the campsite for a longer season. Ideal for a someone wanting a unique lifestyle with a good work-life balance.
Location and additional information and photos are available on request.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES