

Well established campsite, B&B, and wedding venue, with pool, lake and room to expand on LOT valley.



INFORMATION

Town:	Fongrave
Department:	Lot-et-Garonne
Bed:	7
Bath:	6
Floor:	200 m2
Plot Size:	54101 m2

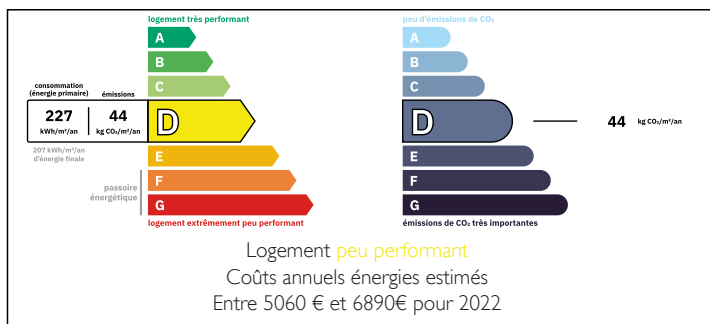
IN BRIEF

Well-Established, Charming Glamping Campsite with 35 Pitches, Studios, B&B and Wedding Venue for Sale in the Lot Valley With swimming pool, child-safe lake, bar, professional kitchen and room to expand

Summary Nestled in the sunny southwest of France, in the heart of the Lot Valley, this beautifully landscaped 5.4-hectare estate offers a well-established business with a proven track record.

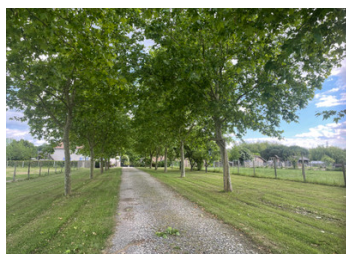


ENERGY - DPE



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

The campsite is currently tailored primarily to families with children up to 12 years old, with the entire site designed to be safe and child-friendly. A scenic lake at the heart of the domain is fully fenced for peace of mind.

Ten charming and fully furnished lodge tents (suitable for 4 to 6 guests) are arranged around the lake. Each tent features its own kitchen, shower, sink, and toilet.

In addition, a characterful 18th-century farmhouse provides 7 bedrooms and 6 bathrooms and currently serves as a private residence, B&B, and holiday rental with two recently renovated studios.

Facilities include a large fenced swimming pool with sun terraces, a multifunctional barn with four professional horse stables, and a second large barn with a bar, professional kitchen, covered terrace, lounge area, and sheltered play area. A spacious field with bikes, go-karts, swings, and a pétanque court completes the child-friendly offering.

The estate also features seven fenced paddocks (that can be interconnected) with two large animal shelters, making it ideal for horse lovers or small-scale livestock.

Description Accessed via a private driveway with shaded parking, the farmhouse is comfortably appointed with a bright living room (wood stove), modern kitchen, en-suite bedroom, linen room, a wide covered terrace, and a private enclosed garden. Two self-contained studios on the ground floor offer a separate entrance, bunk bed, double bed, bathroom, terrace, and outdoor kitchen—perfect for rental.

Upstairs, there are four additional bedrooms and three bathrooms, ideal for continued B&B operation. The lodge tents are unique, sustainable, and...

LOCAL TAXES

Taxe foncière: 3500 EUR

NOTES