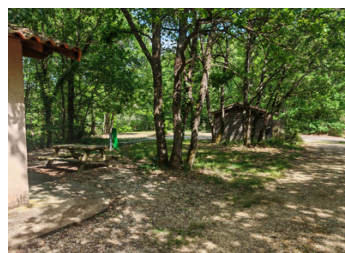


Former campsite 1.4 ha with permits – gîte, chalets and strong tourism potential ready to develop

EXCLUSIVE



INFORMATION

Town:	Sérignac
Department:	Tarn-et-Garonne
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	14619 m2

IN BRIEF

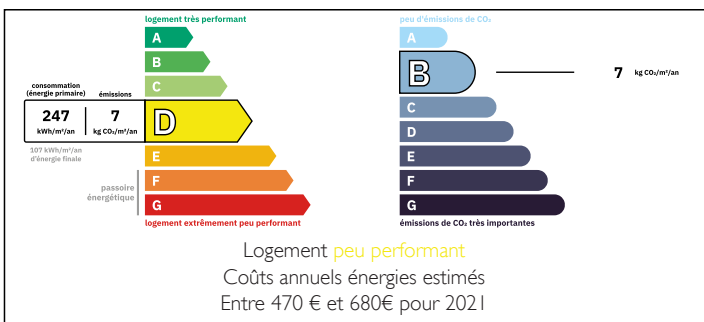
Former Campsite – 1.4 Hectares – Tourism Project with Permits

Set in a peaceful countryside location, this former campsite offers a rare opportunity to redevelop a tourism project on approx. 1.4 hectares, surrounded by woodland and fields. It is located just a few minutes from Lac de Beaumont-de-Lomagne (around 4 km by bike).

The site benefits from all necessary permissions to restart and develop a tourism activity.

It includes approx. 20 prepared pitches, a gîte with one bedroom and shower room, and 3 chalets in the lower part of the land: 1 fully finished and furnished (ready to use), and 2 at different stages of completion.

ENERGY - DPE



A sloping wooded area offers strong potential for

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.



NOTES

DESCRIPTION

RARE OPPORTUNITY – 1.4 HECTARE TOURISM SITE WITH FULL PERMISSIONS – READY TO RESTART

A genuinely rare opportunity to acquire a former campsite set in unspoilt countryside, just minutes from the popular Lac de Beaumont-de-Lomagne.

This 1.4-hectare natural estate is already set up for tourism and offers all the ingredients for an immediate restart of activity, with valid permissions in place to operate and further develop the site.

Located in a peaceful rural setting yet only a few minutes' drive and approx. 4 km by bike from the lake, this property combines strong tourism appeal with exceptional development potential.

KEY FEATURES

Approx. 20 ready-made pitches for tents, caravans or alternative accommodation

1 fully fitted gîte (1 bedroom + shower room) ready for immediate use

3 chalets in total:

1 fully finished, furnished and operational (bedroom, shower room, open-plan living area)

2 additional chalets to complete (different stages of construction)

Sloping wooded area offering outstanding potential for glamping lodges, eco-cabins, treehouses or wellness retreats

Additional land (woodland) potentially available to expand the project further

WHY THIS IS A STANDOUT INVESTMENT

Campsite already structurally in place – not a greenfield project

Permissions in place to restart immediately

Strong potential for eco-tourism, glamping, holiday rentals or retreat business

Natural sloping woodland creates a premium, secluded experience setting

High-demand tourist region close to established attractions and villages