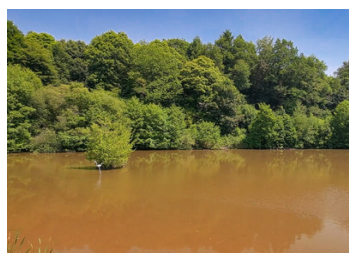


Glamping site with lake - Rare Lifestyle & Investment Opportunity

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Peyrilhac
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	0 m2
Plot Size:	28573 m2

IN BRIEF

Escape to a stunning lakeside retreat with exciting lifestyle and business potential.

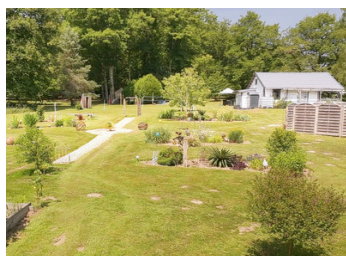
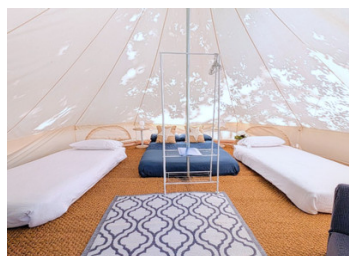
Formerly a successful camping destination, this peaceful site features five spacious pitches, with shower and toilet facilities close by, a welcoming lakeside bar with terrace, children's play areas, pétanque courts and modern amenities, including a recent fosse and Level 2 liquor licence.

Mains water connected - a solar installation would offer further potential. We are told the Mayor would also consider application to change the shower block into a permanent dwelling.

Just 12 minutes from Limoges Airport and 5 minutes from local shops, the property offers outstanding opportunities to expand into glamping, eco-tourism, events or hospitality.

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

A rare opportunity to acquire a lake side retreat previously run as a camping and leisure destination set within an outstanding natural environment.

Nestled beside a beautiful lake and surrounded by the French countryside, this charming camping site offers an enviable combination of lifestyle, hospitality and commercial potential.

Renowned for its peaceful atmosphere and stunning setting, the site has become a popular destination for holidaymakers seeking relaxation, outdoor adventure and family-friendly holidays.

The property features five spacious camping pitches creating a quality glamping experience. Guests enjoy direct access to the lake for fishing or watching the wildlife, while extensive green spaces provide the perfect setting for walking, cycling and reconnecting with nature.

At the heart of the campsite is a welcoming lakeside bar and social area where visitors gather to relax, enjoy refreshments and take in spectacular views across the water. Additional facilities, including children's play areas, pétanque courts and recreational amenities, make the site particularly attractive to families and returning guests.

Note - The local Mayor rezoned this land to allow camping under canvas but has rejected the use for renting to motorhomes. The vendor has told us they have in writing the Mayor would consider application to change the shower block into a permanent dwelling.

Highlights

- *Previously successful camping business
- *Beautiful lakeside location with outstanding natural surroundings
- *Each camp pitch has its own dedicated shower and toilet facility nearby
- *On-site bar with lakeside terrace - *Liquor license