LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47181NJD32 Price: 399 000 EUR

agency fees to be paid by the seller

Established 25-pitch campsite with private 3-bed home, guest chalet and lovely views in the Gers















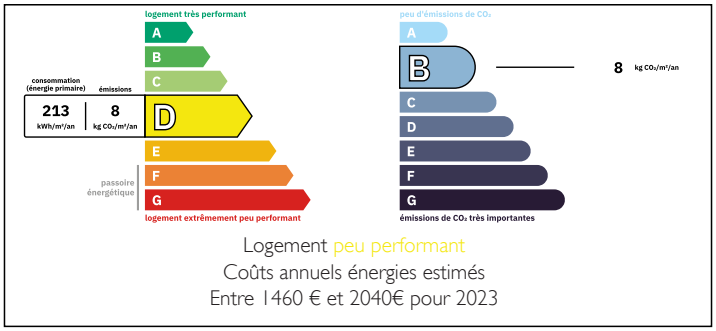
INFORMATION

Town:	Castelnau d'Auzan Labarrère
Department:	Gers
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	16891 m2

IN BRIEF

Established 25-pitch campsite set in approximately 1.69 hectares in the heart of Armagnac country. Domaine Le Poteau combines a naturally laid-out, leafy campsite with a genuinely private three-bedroom owners' home, two-bedroom chalet, character bar and dining areas, guest facilities and substantial workshop and storage space. Mature trees provide shade and privacy between pitches, while more open areas enjoy views across the surrounding countryside. The business has developed a loyal clientele, with many guests returning year after year, supported by themed food evenings and a relaxed, sociable atmosphere. The website and customer database can transfer to the purchaser. Peaceful and immersed in nature without being isolated, Domaine Le Poteau offers an established tourism business with a comfortable year-round home alongside it.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1460 € et 2040€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**1089 EUR**

NOTES

DESCRIPTION

Domaine Le Poteau is an established 25-pitch campsite in the western Gers, close to Castelnau-d'Auzan and Labarrère, combining a tourism business, private owners' accommodation and approximately 1.69 hectares of mature grounds and open land.

The site has a relaxed, informal character. Its pitches are dispersed amongst mature trees and greenery rather than arranged in regimented rows, providing natural shade, privacy and plenty of room. Hammocks, pétanque and informal seating areas add to the atmosphere.

Hospitality is an important part of life at Domaine Le Poteau. The bar and communal areas provide somewhere for guests to meet, while themed food evenings bring people together around the table. At the same time, the layout allows those who prefer peace and privacy to enjoy their own pitch. This balance has helped the owners develop a loyal clientele, with many visitors returning year after year.

Importantly, the owners' three-bedroom accommodation is independent from the main campsite facilities, with its own garden and substantial covered terrace. The business and home therefore sit comfortably alongside one another.

It is a combination that the current owners sum up simply: for them, Domaine Le Poteau has been their "little oasis" — somewhere peaceful and immersed in nature, while still being part of a friendly local community.

The owners' home:

The owners' accommodation provides approximately 83 m² of habitable space and is a comfortable home with plenty of character and a strong connection to the outdoors.

A long covered terrace runs along the house, with