LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48663NGA16 Price: 2 835 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (2 700 000 EUR without fees)

**Beautiful estate, fully set up and equipped for leisure stays, in the heart of nature**















## INFORMATION

| | |
|---|---|
| Town: | Angoulême |
| Department: | Charente |
| Bed: | 11 |
| Bath: | 12 |
| Floor: | 500 m2 |
| Plot Size: | 70000 m2 |

## IN BRIEF

Beautiful natural site, perfectly arranged and equipped for all kinds of camping, BnB, restaurant, events, and ideally located in a lush green setting. Located in the heart of Charente, 20km from ANGOULEME, along very popular hiking and cycling trails (GR, Flow Vélo, Scandibérique...). This property offers numerous accommodation possibilities (ecolodges, Nordic cabins, tent pitches, vans, and motorhomes...), two 'snack' buildings, two sanitary blocks, terraces (covered and open-air), and a lovely reception hall. In excellent condition, and ready to host!!

## 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1000 EUR** |

## NOTES

## DESCRIPTION

You and your guests will fall in love with this very charming estate, set in an exceptional location in the heart of Charente, perfect for nature lovers.

Great potential to grow with possibilities to develop camping, events, or even catering.

Main features:

On a generous area of 7 hectares of woods and meadows, there are currently 11 accommodations and a lovely area dedicated to camping (tent spots, vans, motorhomes), offering both shady and sunny spaces for the freedom and optimal comfort of your guests.

The accommodations adapt to each visitor, from eco-lodges, pods, dormitories, or studios, your guests will find the lodging that best fits their needs!

An ideal place for a family holiday in the heart of nature, but also for passing visitors, ensured thanks to its location near many hiking trails (GR36) and bike paths (flow-velo, Scandiberique..).

Reception hall for events

Two snack bars (with a Type III license) and two restroom blocks provide all the necessary comfort for your guests' stay.

Its strategic location and natural charm will surely win you over!

For more information or to arrange a visit, feel free to contact us. Guaranteed to be a favorite!

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