

Successful 65-pitch 3-star campsite + caravan storage near medieval town, cycling routes, tourist attractions.



## INFORMATION

Town:	Airvault
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	34073 m2

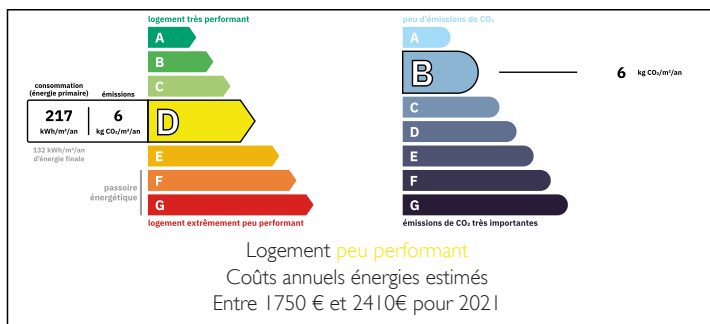
## IN BRIEF

Profitable and attractive campsite situated on over 8 acres (3.4 hectares) of discreetly-hidden, landscaped grounds, in walking distance to the medieval town of Airvault, and a great base to explore the many tourist attractions of the area. Close to well-loved cycle routes, bringing in regular trade from this ever-popular client base.

Rare opportunity to acquire an up-and-running business with potential for the owner/investor to further expand the business. Durability and resilience demonstrated during recent health crisis due to different income streams.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Carefully laid-out to maximise the client experience and efficiency for the owners, recent updating includes a new ablutions block and reception/shop area. Ample indoor/outdoor dining space.

There is generous, comfortable and private accommodation for the owner/managers, and the whole site is connected to mains drains.

Owner's accommodation:

Modern, bright and comfortable single-storey house with low heating costs and large private garden space

- comfortable snug sitting-room with woodburner
- open plan living/dining with woodburner and large kitchen
- WC

Bedroom 1 with ensuite bathroom with shower and WC

Bedroom 2 with ensuite shower-room and WC  
Heating costs are kept low by burning wood cut from the campsite itself. There is also electric underfloor heating.

A secure double garage is being built.

The campsite:

- 65 pitches with electric hook up
- 6 fully serviced pitches
- Modern shower blocks (both unisex and separated) with facilities for the disabled
- Heated Swimming Pool
- Bar - IV license
- Restaurant with indoor/outdoor dining
- Professional kitchen
- Small shop
- Children's play area
- Boules and Ping-Pong
- Secure caravan storage facilities
- Mobile-homes – Residential and holiday rental
- British, Belgian, Dutch, French and Dutch customers