

Country campsite 7 mn from town on 8 HA of land, 20 pitches, 1 house with 2 bed, 1 gite with 2 bed, pool,



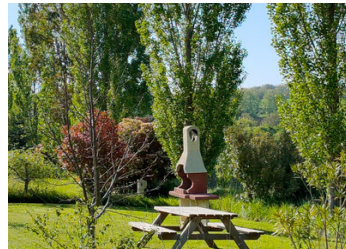
## INFORMATION

Town:	Masseube
Department:	Gers
Bed:	4
Bath:	7
Floor:	140 m2
Plot Size:	82455 m2

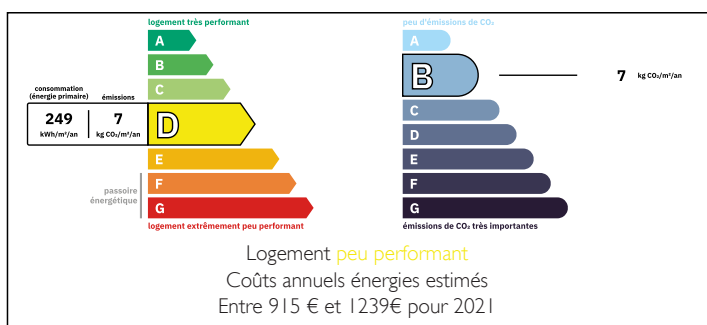
## IN BRIEF

Original country style camp site set on 8 HA of land with open views on the Pyrenees, having 20 pitches, a swimming-pool, a house with 2 bedrooms, a gite with 2 bedrooms.

Wood central heating , 2 electric boilers for hot water in the summer.



## 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.



## DESCRIPTION

Campsite consisting of 20 large pitches suitable for tents, caravans, and motorhomes most having electricity and water, set on a combination of flat and gently sloping grass.

There is a shower block, with showers, toilets & wash-basins.

Main house 2 bedrooms

Living room 17 m square log burner , patio doors leading to garden

From the dining room stairs leading to first floor where you will find 2 bedrooms.

Professional kitchen

First floor

Master bedroom consisting of ensuite with shower sink & toilet.

Bedroom 2,

Independent shower room with sink & toilet

Outside you have an undercover terrace area where weekly entertainment can take place.

2 bedroom gite with its own private garden and private driveway facing south with beautiful mountain views

Open plan living/dining, kitchen room with wood burning stove

There are also facilities for the disabled.

Independent laundry/drying room, washing up sinks and shop for essential provisions. Relax on the delightful terrace, or alongside the pool, and enjoy a drink from the cafe/bar which serves snacks, evening meals, and all-day refreshments.

Just a short drive away from local shops, supermarkets, restaurants, bakers, cafes, bars and banks.

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

## LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

## NOTES