

17th century mill house in 3.5 hectares currently run as a campsite with swimming pools ,sauna, jacuzzi.



## INFORMATION

Town:	Les
Department:	Leves-et-Thoumeyragues Gironde
Bed:	67
Bath:	70
Floor:	962 m2
Plot Size:	35748 m2

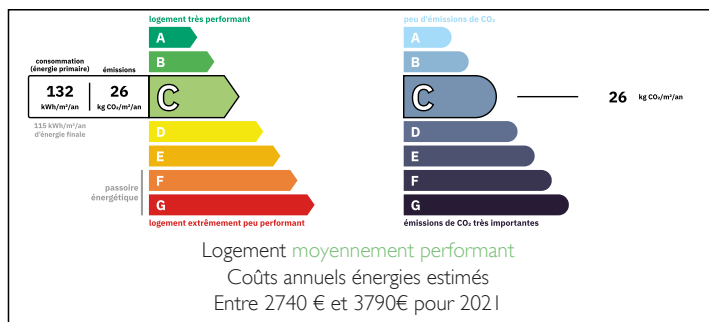
## IN BRIEF

This is a 17th century mill house which is set in 3.5 hectares of land with a natural source running through it and also a running brook. Swimming pool area 600m2 2 paddling pools with 26m toboggan, Communal building 490m2 of which 99m2 dining area, covered terrace with BBQ chimney, Reception area with store room bar, kitchen,W.C. and laundry. sauna jacuzzi and indoor pool with swim against current.

4 collective septic tanks, 1 shower block, parking and entrance way 2500m2 grass parking 400m2, 2300m2 of service roads around campsite and solaire lighting. There are 15 PRL Hotel locations, 67 Camping Locations, 20 ego lodge rooms, 4 family mobile homes, 20 potential locations with electrical hook up, 10 log cabins, 7 safari tents, 20 potential standard camping locations, professional kitchen



## 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

This is a 17th century mill house with 3 good size bedrooms , 1 bathroom and 3 w.c. There is also an independant studio flat.

On the ground floor there is :

A hallway and kitchen 42msq approx

Dining Room with a log insert 28msq approx

Lounge/Library beautiful open fireplace 80msq approx

On the first floor there are:

2 cellars 40msq approx. One is a wine cellar.

3 bedrooms one is the parental suite which is 40msq approx

1 bathroom/w.c. 80msq approx

There are also 2 seperate W.C.

Loft area which could be converted 40msq approx

In the mill section of the house 65msq approx there is :

an office a w.c. and shower room and the independent studio flat.

There is a boiler room with 30sm of usable space.

Outside there is :

A covered terrace with a fireplace 40msq

An old Tabaco drying shed which houses various tractors/mowers etc. 150msq

There are the working areas of the campsite the service roads which connect the various lodges tents and camping areas as well as the restaurant area, reception, kitchen area, and laundry. The swimming pool outside with its toboggan as well as the indoor pool, jacuzzi, and sauna. The septic tanks shower block and parking areas of 2900m2 are also included. Swimming pool area 600m2 2 paddling pools with 26m toboggan, Communal building 490m2 of which 99m2 dining area, covered terrace with BBQ chimney, Reception area with sore room bar, kitchen, W.C. and laundry. sauna jacuzzi and indoor pool with swim against current.

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