

ROCAMADOUR - small FAMILY CAMPSITE + SWIMMING POOL + HOUSE + FORMER RESTAURANT



ENERGY - DPE

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INFORMATION

Town:	Rocamadour
Department:	Lot
Bed:	19
Bath:	14
Floor:	180 m2
Plot Size:	15459 m2

IN BRIEF

Nature campsite located in Rocamadour, France's most beautiful village, on approx. 1.50 ha.

- ** 8 CHALETS for 4 to 5 people (including 1 for disabled people)
- ** 4 MOBILE-HOMES for 4 people
- ** 180 m2 stone-built FAMILY HOME with 3 bedrooms upstairs; on ground floor: 2 large rooms and a former professional kitchen (FORMER RESTAURANT), terrace. Work to be considered.
- ** SWIMMING POOL
- ** Individual sewerage (septic fosse)

Open from May to September

For sale due to retirement.

Average sales €35/40,000

EBITDA: €28,000

STRONG DEVELOPMENT POTENTIAL

>> Potential for developing accommodation

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.

Immediate proximity to tourist sites, ideal location.

Countryside calm town with all shops and services 15 minutes away

15 minutes away 45 Email: info@leggett.fr

Ideal family project; high-potential estate



DESCRIPTION

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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 habitation: EUR

NOTES