



Ref: A30474PRD19

Price: 416 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (400 000 EUR without fees)

2-star campsite with house, restaurant, swimming pool, 10 mobile homes, 33 pitches and well on 3 acres.



# INFORMATION

Town: Marcillac-la-Croisille

Department: Corrèze

Bed: II

Bath: I I

Floor: 100 m2

Plot Size: 12410 m2







### IN BRIEF

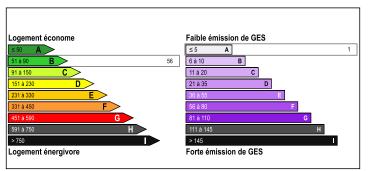
5km from Marcillac-La-Croisille and right next to a 33-hectare lake. On 1.2 hectares of wooded land classified as a Leisure and Tourism zone, close to remarkable tourist sites (château, walks, etc.), 2-star campsite with serviced pitches, heated swimming pool, chalet/restaurant, play ara and large staff house. The campsite's 2\* rating has been renewed until 2030.

Guaranteed potential and real prospects for development.





**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.

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### www.frenchestateagents.com

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### LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

The property has been regularly and seriously maintained, renovated and brought up to standard. The house: 100m<sup>2</sup> of living space, comprising three badrooms a large living room a bathroom and a

bedrooms, a large living room, a bathroom and a kitchen. On the first floor, the attic can be converted.

The chalet/restaurant seats 50. Fully equipped professional kitchen, counter and covered terrace.

The swimming pool: heated and secure (8x4m - safety fence to standard).

On the site: 33 serviced pitches including 10 mobile homes (7 mobile homes for 4 people, 3 mobile homes for 6 people), pitches for motorhomes and tents.

River and footpaths nearby.

Play area: petanque area, barbecue, swing.

Sanitary block, annexes for storage, chalet for reception, large room for events. Large car park. Mains drainage.

Remarkable natural and historical setting (I minute from a castle with a I30-hectare forest, 33-hectare lake, etc.).

20 km from Tulle, 30 km from Argentat and 45 km from Brive (airport).

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