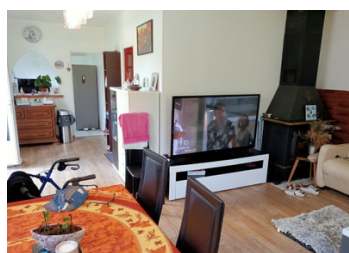


Premises and business: 2-star campsite with house, restaurant, swimming pool, 33 pitches on 3 acres



INFORMATION

Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	11
Bath:	11
Floor:	100 m2
Plot Size:	12410 m2

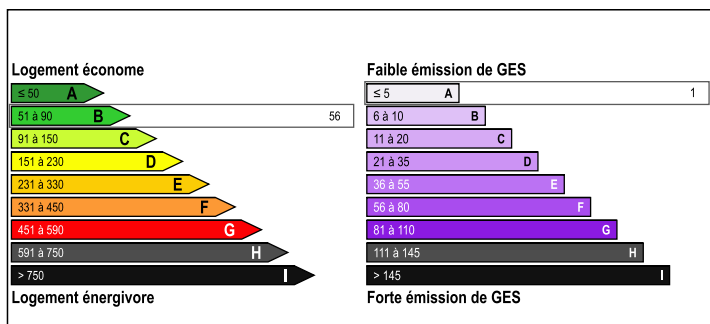


IN BRIEF

5 km from Marcillac-La-Croisille and close to a 33-hectare lake. On 1.2 hectares of wooded land classified as a leisure and tourism area, close to remarkable tourist sites (castle, hiking trails, etc.), walls and business assets of a 2-star campsite with serviced pitches, heated swimming pool, chalet/restaurant, playground and large staff house. The campsite's 2-star classification has been renewed until 2030.

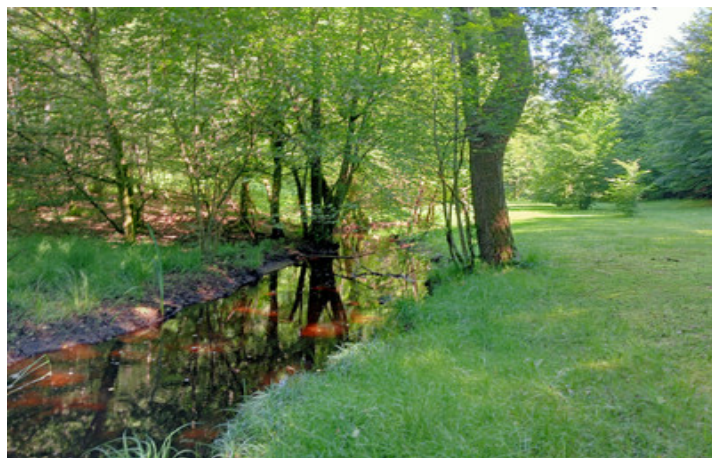
Guaranteed potential and real prospects for development.

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.



DESCRIPTION

The property has been regularly and seriously maintained, renovated and brought up to standard. The house: 100m² of living space, comprising three 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 (1 minute from a castle with a 130-hectare forest, 33-hectare lake, etc.).

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

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

LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES