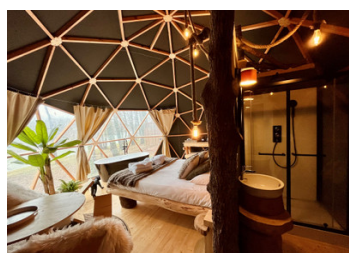
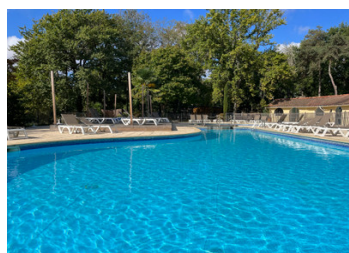


## ECO RETREAT chic camping, restaurant set in 12 hectares of natural beauty of the French countryside



### INFORMATION

|                    |                  |
|--------------------|------------------|
| <b>Town:</b>       | <b>Seissan</b>   |
| <b>Department:</b> | <b>Gers</b>      |
| <b>Bed:</b>        | <b>0</b>         |
| <b>Bath:</b>       | <b>0</b>         |
| <b>Floor:</b>      | <b>0 m2</b>      |
| <b>Plot Size:</b>  | <b>118768 m2</b> |



### IN BRIEF

This innovative eco-resort concept, offers guests much more than just a stay. Situated in the heart of the Gers in the Occitanie region, with a blend of elegance and nature in an exceptional setting of 12 hectares. Nestled in an immersive natural environment, guests are invited to recharge their batteries and live at the rhythm of nature.

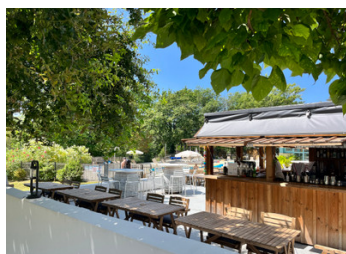
The concept behind this is to make guests travel, combining ecology, change of scenery and lifestyle to create a holistic touristic experience. Every detail has been thought out with this in mind: the accommodation is made of wood and canvas, with an ethnic decor and an eco-friendly, chic design. Whether you're looking for a family holiday, a romantic weekend away or a business seminar, this amazing venue offers a range of 16 types of original, eco-responsible accommodation, from luxury cabins with private...

### ENERGY - DPE

DPE not required.

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

In addition to accommodation the offer is a complete range of hotel services, a wide choice of leisure and wellness activities, travel themed catering and festive evenings. From the warm welcome to the party atmosphere just like in Ibiza, to the Nature Kids Club, to the world cuisine, every aspect of the experience is designed to offer guests a moment of holistic well-being and total immersion.

Aimed at 2 distinct target groups:

The originality and strength lies in its ability to fully exploit these 2 target clienteles, depending on the time of year or the day of the week, so that they never cross paths.. From Monday to Friday, the booking schedule is closed and we only welcome corporate seminars.

At weekends and during school holidays, we are open to leisure customers (couples and families).

In the common areas, everything is modular: the same room must, for example, be able to be used for a meal, a meeting, a children's area, party... WHILE KEEPING a strong decorative DNA.

This flexibility means less investment and greater profitability. This unique approach also means that the operation is on a long seasonal basis and a full team are on hand throughout the whole season.

THE PROPERTY of 12 ha with :

43 glamping accommodations, with 35 less than 5 years old and 8 renovated

a renovated common building of about 500 m<sup>2</sup> with restaurant, fully equipped professional kitchen (for 120 persons), storage rooms, office and back office, 4 meeting rooms, 2 potential...