

Ref: A37296HA47

Price: 849 500 EUR

agency fees to be paid by the seller

Well established campsite, B&B, and wedding venue, with pool, lake and room to expand on LOT valley.













## INFORMATION

Town: Fongrave

Department: Lot-et-Garonne

Bed: 7

Bath: 6

Floor: 200 m<sup>2</sup>

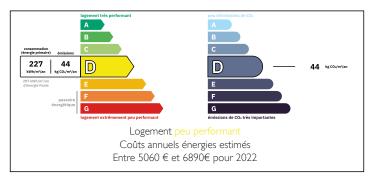
Plot Size: 54101 m2

#### IN BRIEF

Well-Established, Charming Glamping Campsite with 35 Pitches, Studios, B&B and Wedding Venue for Sale in the Lot Valley With swimming pool, child-safe lake, bar, professional kitchen and room to expand

Summary Nestled in the sunny southwest of France, in the heart of the Lot Valley, this beautifully landscaped 5.4-hectare estate offers a well-established business with a proven track record.

## **ENERGY - DPE**



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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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## LOCAL TAXES

Taxe foncière: 3500 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

The campsite is currently tailored primarily to families with children up to 12 years old, with the entire site designed to be safe and child-friendly. A scenic lake at the heart of the domain is fully fenced for peace of mind.

Ten charming and fully furnished lodge tents (suitable for 4 to 6 guests) are arranged around the lake. Each tent features its own kitchen, shower, sink, and toilet.

In addition, a characterful 18th-century farmhouse provides 7 bedrooms and 6 bathrooms and currently serves as a private residence, B&B, and holiday rental with two recently renovated studios. Facilities include a large fenced swimming pool with sun terraces, a multifunctional barn with four professional horse stables, and a second large barn with a bar, professional kitchen, covered terrace, lounge area, and sheltered play area. A spacious field

The estate also features seven fenced paddocks (that can be interconnected) with two large animal shelters, making it ideal for horse lovers or small-scale livestock.

with bikes, go-karts, swings, and a pétanque court

completes the child-friendly offering.

Description Accessed via a private driveway with shaded parking, the farmhouse is comfortably appointed with a bright living room (wood stove), modern kitchen, en-suite bedroom, linen room, a wide covered terrace, and a private enclosed garden. Two self-contained studios on the ground floor offer a separate entrance, bunk bed, double bed, bathroom, terrace, and outdoor kitchen—perfect for rental.

Upstairs, there are four additional bedrooms and three bathrooms, ideal for continued B&B operation. The lodge tents are unique, sustainable, and...