

Campsite with lovely owners' house, gite, restaurant and swimming pool. Rural location.



INFORMATION

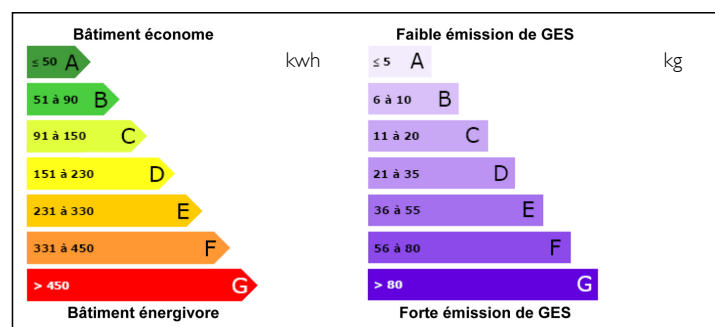
Town:	Montmérac
Department:	Charente
Bed:	4
Bath:	3
Floor:	138 m2
Plot Size:	10143 m2



IN BRIEF

A new lifestyle awaits! Great opportunity to buy a comfortable home with fully-equipped campsite and gite. The house itself is a 3 bedroom traditional property, in good condition, with plenty of scope to extend into the attic or attached outbuildings. There is also a barn for storage. On the opposite side of the country lane are the campsite and gite. The campsite area has electric hook-up for 6 pitches, with mature trees for shade. There is a mobile home on site which can also be rented out. The guests have access to a well-fitted toilet and shower block. There is a licensed restaurant with kitchen (16 covers inside, 16 covers on the terrace) and a reception cabin / shop. The stone built, 1 bedroomed gite has its own terrace and entrance. There is an in-ground swimming pool, with decking, for the use of all guests. The property is situated within easy reach of the RN10,...

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.



LOCAL TAXES

Taxe foncière: 3911 EUR

NOTES

DESCRIPTION

The campsite business was established in 2009 but the original owner has retired and there is now scope to restart and further develop the business. The basics are in place, and the site is sold fully equipped and ready for guests, so the new owner has a great opportunity to make the most of the potential here.

The main house comprises a large open fitted kitchen (13m²) / dining room (26m²) with insert fire place. The sitting room (29m²) has an open fire and leads through to the bedroom area, with 3 bedrooms (13m², 11m² and 9m²), bathroom, shower room and separate WC.

Behind the kitchen is a large store room (9m²), utility room (5m²) and boiler room (5m²).

The house benefits from oil-fired central heating.

A door from the store leads to the first garage (34m²), the workshop (37m²) with wine cellar, a potential studio with kitchenette (25m²) and the second double garage (42m²).

There is a huge floored attic, with good headroom, over the entire property, which could be converted into living space if desired.

There is parking space in front of the property and an area of garden surrounding it, with a barn for additional storage space.

Opposite the house is the gite with its own terrace and views over the countryside. There is an open plan living area with modern fitted kitchen, a double bedroom and a shower room.

Beyond the gite is the campsite reception and shop (16m²), and the "brasserie" licensed restaurant with indoor and outdoor...