

Fabulous business opportunity, lovely modern two-bedroom house, campsite, fishing lake and 8 hectares of land.

EXCLUSIVE



## INFORMATION

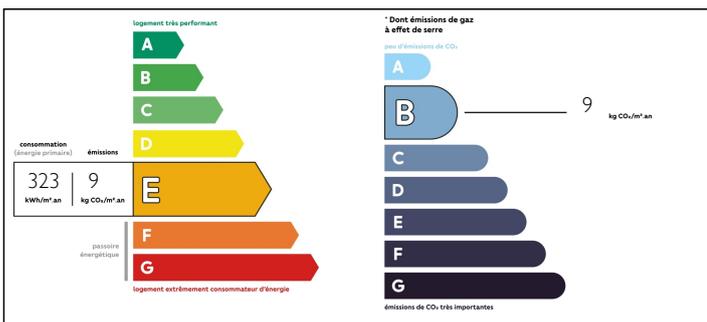
Town:	Fleurat
Department:	Creuse
Bed:	2
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	80000 m <sup>2</sup>

## IN BRIEF

Set in the stunning Limousin countryside, with undulating hillsides, and wide open green views. This is a beautiful property, with a huge amount of land, giving endless business possibilities. Running as a successful campsite for many years, and with day fishing at the well stocked lake 500 metres down the lane. There is enough land for horses, and the woodland that also comes with the property offers another business opportunity, and a lifetime supply of free heating for the house. The campsite has six individual pitches, with the possibility of having many more. There is a shower block with one shower, two toilets, washing up area, reception and store rooms. Each pitch is divided by hedging and established trees. And over the years many nationalities have enjoyed their holidays here. Glamping, chalets, camper vans, the possibilities are limitless.



## 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.



## LOCAL TAXES

Taxe foncière:

1260 EUR

## NOTES

## DESCRIPTION

The property sits in an elevated position on the edge of this quiet hamlet.

Built by the vendors, and finished in 2011, with a conforming septic tank system, double glazing throughout, wood fuelled heating, a roof in very good condition, and fully insulated.

On the ground floor, is an entrance hallway, and a very handy laundry / freezer room, with storage, and next to this is a workshop of 30m<sup>2</sup>.

Back into the bright and airy house, with tiled floors throughout, and exposed beams.

The kitchen, (11.77m<sup>2</sup>), though basic, has been hand built by the owners, and is functional with floor and wall cupboards, plenty of worktop space, and fabulous views from the kitchen sink.

Through to the salon, (11.77m<sup>2</sup>), with two sets of doors out onto the terrace, and the wonderful views beyond, a wood burner stove and fireplace that heats the whole property.

A dining room, (9.50m<sup>2</sup>), with French doors leading out to the side of the house, this could also be a guest bedroom.

A ground floor double bedroom, (12m<sup>2</sup>), with en suite shower room and WC.

A separate WC is in the entrance hall.

Up on the first floor is a large master suite, (34m<sup>2</sup>), with floor to ceiling doors and windows with the most stunning views, step out to the large covered balcony, the perfect place to enjoy morning coffee, sunsets and the perfect view over the garden. There is a dressing area, and a spacious shower room, (7.80m<sup>2</sup>), with a cubicle shower, basin and WC, and velux windows, and...