

Camping, seminars and events as well as spacious and bright main house in green setting alongside a river.

EXCLUSIVE



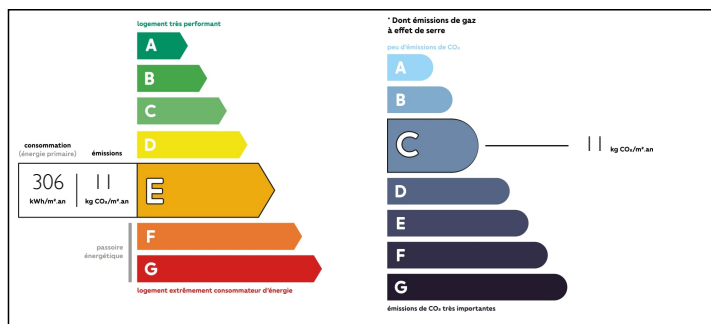
INFORMATION

Town:	Le Poët-Laval
Department:	Drôme
Bed:	4
Bath:	3
Floor:	317 m2
Plot Size:	21356 m2

IN BRIEF

Rural camping with 30 places, events possibility (123m2 party room + professional kitchen), 4 bedroom house, in a beautiful green and flat landscape. Quiet area at the riverside.

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

Alongside the Jabron river, close to Dieulefit and La Bégude de Mazenc, with all amenities, this charming property offers a good access and a very quiet ambiance. It is situated in the woods, with over 21.000 m2 of flat land, used as a small campsite, 30 places, with sanitary block. Adjacent to the house is an event room with professional kitchen.

On the ground floor of the house:
 living room of 36m2 (with kitchen)
 cellar 6,5m2
 toilet with wash basin
 office 8,5m2
 laundry room 6,5m2

First floor:
 master bedroom with dressing and private bathroom 29m2
 bedroom 2 with small dressing 13,5m2
 bedroom 3 : 8,5m2
 office 6m2
 bathroom with toilet 4,5m2
 storage space 5,5m2

Reception place (ground floor):
 events room 123,5m2
 covered terrace 70m2
 professional kitchen 32m2
 technical room and cold room 7,5m2
 storage space 11m2
 bathroom 5m2 (equipped for disabled)
 studio 10m2

On the grounds is a sanitary block for campers. With showers, toilets, sink and heaters for warm water.

This property has a great business potential. It is on mains. Accessibility is very good, and situated close to the touristic places Dieulefit and Poët Laval, it attracts nature loving and exploring tourists.

The river is easily accessible for children playground.

LOCAL TAXES

Taxe foncière: **364 EUR**

NOTES