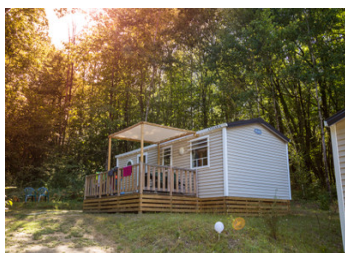


Campsite in a beautiful setting with 31 mobil-homes/tents, a bar-restaurant and three houses !



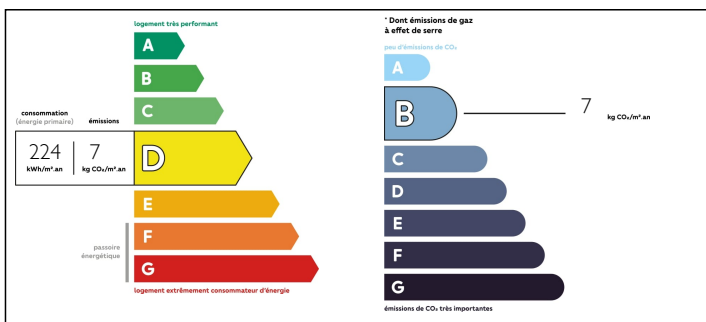
INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	310 m2
Plot Size:	233850 m2

IN BRIEF

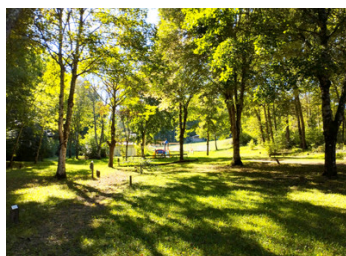
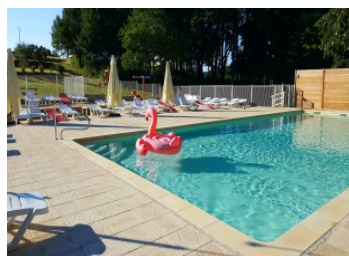
In the heart of the Périgord Vert region, this campsite is set in over 23 hectares. With its 31 mobile homes/tents, three houses, a barn, its swimming pool, belvedere and its bar-restaurant, this campsite offers great facilities and numerous possibilities.

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

The campsite offers:

- 10 mobile homes for 2 to 6 people
- 6 tents with Tregadon sanitary facilities
- 5 "bambi" tents
- 4 Trigadon without sanitary facilities
- 4 cabins

The equipment needed for the campsite includes

- a tractor
- 2 buggies
- a John Deere lawnmower

All the accommodation is four-season, in good condition and very well maintained.

Sanitary facilities have been built on the campsite.

The campsite is currently only open to the public from the end of June to the end of August and does not cater for groups or events (weddings, etc.).

The 8x15m swimming pool is equipped with sun loungers and a snack bar.

The bar-restaurant seats 32 inside and as many on its comfortable terrace.

It has a level 3 licence.

The barn and belvedere are ideal spaces for welcoming groups for activities or private events.

The property has a working spring, which is checked every year.

The estate has a wood with its own private path.

A hunting lease is currently in place and can be extended or terminated at any time.

Domaine de Comeuil also offers three renovated houses:

a single-storey house of 97m² with lounge, kitchen, storeroom, 2 bedrooms, one with dressing room, 2 WCs and a shower room. It can be used as a gîte. It was completely refurbished in 2012 and its luminosity, exposed beams and stonework add a great deal of character. It has a separate, enclosed garden.

NOTES