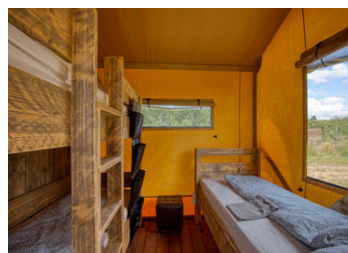
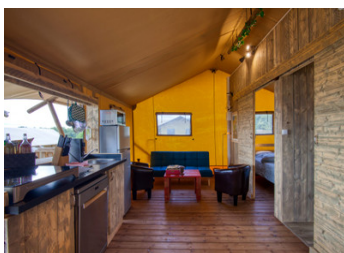


## Glamping in operation - Near Bergerac



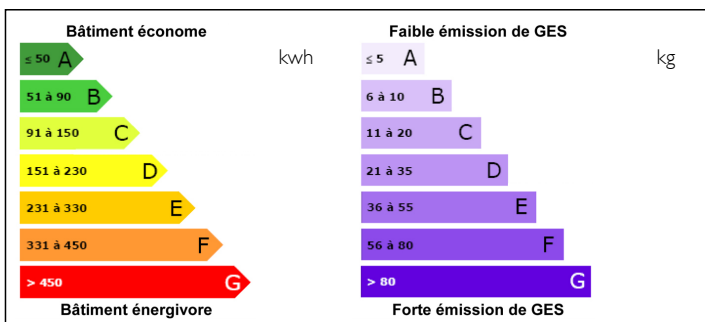
## INFORMATION

Town:	Saint-Germain-et-Mons
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	200 m2
Plot Size:	8000 m2

## IN BRIEF

Glamping-type leisure park with CA. This complex is located in the peace and quiet of the countryside with a beautiful view, just a stone's throw from Bergerac. It comprises 5 fully-equipped and furnished tents with private terraces and sanitary facilities, as well as a lovely heated swimming pool, a games area, a boules pitch, a bar area and a large car park. The property is set in 8500m2 of fenced land. The business can be expanded if required.

## 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

Glamping-type leisure park with 2-star CA rating.

This complex consists of 5 fully equipped and furnished safari lodge tents. Each tent is around 40m2 and has its own 12m2 terrace.

Inside, everything is brand new and beautifully finished:

- 2 bedrooms (2 pers and 3 pers),
  - Shower room with private wc and washbasin,
  - Living/dining room with open-plan fitted kitchen,
- Everything is on site for your convenience: internet, small appliances, dishwasher, fridge, electric hob, barbecue, etc. Nothing is missing!

Beautiful heated saltwater swimming pool (9 x 4) with beach.

Children's play area and bowling green.

There is also a bar area and ample parking.

## NOTES

Septic tank and electricity up to standard.  
Approx. 8500m2 of fenced land.

The business can be extended if desired.

This property does not include a dwelling house.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>