



A super opportunity to run a profitable campsite situated in over 8 acres of parkland (3.4 hectares).,

€1,250,000

Ref: BVI57873

79100, Thouars, Deux-Sèvres, Nouvelle-Aquitaine

* Available * 2 Beds * 1 Bath

A super opportunity to run a profitable campsite situated in over 8 acres of parkland (3.4 hectares).

Telephone: +44 (0) 1225 463752 **Email:** info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

A super opportunity has arisen to acquire this pretty and popular campsite, situated in the valley of the river Thouet, close to the medieval town of Airvault, currently owned and run by a British couple. Close to well-used cycle routes, bringing in regular trade from this popular base.

The campsite is set in over 8 acres (> 34,000m²/3.4 hectares) of well-manicured parkland with established trees and shrubs and offers quality on-site facilities. The whole site is on mains drainage.

There are 65 caravan pitches with electric hook-ups and an additional 6 pitches which are fully equipped with water and electricity. There are 20+ privately owned static mobile homes which produce rental income as well as 2 long term rental statics owned by the campsite. The site is secured by an electric security gate with a private car park. Current owners are in the process of adding a double garage.

There are two fully accessible unisex shower blocks with facilities for those with restricted mobility. The camp also offers coin operated laundry facilities.

The campsite has one single-storey central building split between public and personal use. One part houses the recently revamped licensed camp bar, an accessible WC, the bistro-restaurant with inside and outside seating and a separate fully equipped professional kitchen. The owners' modern and spacious private living quarters make up the rest of the building consisting of a newly renovated open plan living room/diner with large kitchen, separate snug with woodburner, separate bathroom with WC. There are 2 double bedrooms (1 with ensuite shower, bath and WC, the other with shower and WC). There is electric underfloor heating and the owners use wood cut from the camp's parkland to keep heating costs down. There is a large private garden.

The campsite offers a newly fenced heated outdoor swimming pool as well as an attractive outdoor covered terrace, both close to the bar and restaurant which is a popular meeting place where the current owners run regular events.

Separate from the main building is the welcome office, a small shop, a games room and a child's play area, along with a boules court and ping pong.

The camp currently offers both open and covered secure storage which can hold 150+ caravans and which is regularly utilised by the camp's repeat clients.

The goodwill is included in the listed price.

There is potential for further expansion.

Gallery

