



ECO RETREAT CHIC CAMPING, RESTAURANT SET IN 12 HECTARES OF NATURAL BEAUTY OF THE FRENCH COUNTRYSIDE

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FRENCH COUNTRYSIDE...



PROPERTY FACT FILE	
REFERENCE	A36064JSN32
PRICE	€ 3,830,500 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	0 m ²
LAND	118768 m ²
TOWN	Seissan
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Camping, Retreat, Resort
CONDITION	
FEATURES	Swimming Pool, Lake, Water on site
*Price based on current exchange rate which is subject to change	



- 48 accommodation units 90 rooms / 180 beds
- 4 meeting rooms
- 2 heated swimming pools
- 3 lakes / 1 sandy beach
- 1 restaurant

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This innovative eco-resort concept, offers guests much more than just a stay. Situated in the heart of the Gers in the Occitanie region, with a blend of elegance and nature in an exceptional setting of 12 hectares. Nestled in an immersive natural environment, guests are invited to recharge their batteries and live at the rhythm of nature.

DESCRIPTIF

In addition to accommodation the offer is a complete range of hotel services, a wide choice of leisure and wellness activities, travel themed catering and festive evenings. From the warm welcome to the party atmosphere just like in Ibiza, to the Nature Kids Club, to the world cuisine, every aspect of the experience is designed to offer guests a moment of holistic well-being and total immersion.

Aimed at 2 distinct target groups:

The originality and strength lies in its ability to fully exploit these 2 target clienteles, depending on the time of year or the day of the week, so that they never cross paths.. From Monday to Friday, the booking schedule is closed and we only welcome corporate seminars. At weekends and during school holidays, we are open to leisure customers (couples and families).

In the common areas, everything is modular: the same room must, for example, be able to be used for a meal, a meeting, a children's area, party... WHILE KEEPING a strong decorative DNA.

This flexibility means less investment and greater profitability. This unique approach also means that the operation is on a long seasonal basis and a full team are on hand throughout the whole season.

THE PROPERTY of 12 ha with :

43 glamping accommodations, with 35 less than 5 years old and 8 renovated

a renovated common building of about 500 m² with restaurant, fully equipped professional kitchen (for 120 persons), storage rooms, office and back office, 4 meeting rooms, 2 potential apartments (not



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36064JSN32>

COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE

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

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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AND PHOTOS
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