



















3 soveværelse Landsted til salg i Pinoso, Alicante

349.995€

Being sold as a house with land and not as a business, with the price now reduced from €599.995 to €349.995 The owners are not looking for offers CAMPING has run as a private club without issues for many years. Not a legal camping business (the owners have an overnight licence and storage licence) a camping licence is not possible from Valenican Government as the land needs to be over 50.000m2. The rules may change in the future, however, it must be 100% clear, For the time being, it is not being sold as a business but has run for many years and there has nver been a challenge. HOUSE Wood-beamed Finca with 3-4 bedrooms. New Rustic integrated fitted Kitchen. Large bathroom with His and Hers Sinks and Showers. Large garage (opportunity for Conversion to separate self-contained guest house). Central Heating and Hot water Gas Combi Boiler (2 Bottle feed). Log Burner Pizza oven. Walled Courtyard. Mains drinking Water Fully Furnished (price Negotiable) Perimeter Fully Fenced and Gated All Pitches segregated by bushes (42 Pitches) No weight or Height limits – 2 road entry access points to main gate 34 Extra-large plots 120m2 8 Extra-large plots 140m2 (suitable for Articulated vehicles) 5 with Drinking water supply 16-amp single-phase electrical 3 pin euro plug connectors on all pitches, which are individually metered Main Grid to transformer supply (3 pylons owned and Transformer 24KV, Business to Main electrical supplier – No middleman) MAINS supplied Drinking water to the Toilet, shower Bar, Restaurant and all taps. Mains supplied Agricultural water and irrigation system for all trees. Well Water Purpose-built shower toilet block consisting of 8 Showers, 8 Toilets, 7 hand wash sinks, 1 Urinal, Radiator heated, Inc 1 Disabled wet room Purpose-built 5 Cutlery dish washing sinks and 3 Clothes hand washing sinks Laundry area (with pay-as-you-use machines) Large purpose-built Swimming Pool area with 12-meter x 8-meter pool and outside shower Large double Petanque Court Static Cycle, Cross-trainer, and Ping Pong area Wi-Fi Ultra-Fast full site coverage and reliable (payment required) 1000 Litre Cepsa Gas tank for feed to the Toilet shower block, Industrial Boiler for hot water supply CCTV system (For Insurance purposes for the storage of vehicles) 50,000 Litre tri-compartmental Septic tank for Wash sinks, shower and toilet block (5 -7 years before required emptying) 2 other septic tanks, 1 for Drive over and waste dump, 1 for Bar restaurant (5 -7 years before required emptying) Parking

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|  3 soveværelser |  1 badeværelse |  282m² Byg størrelse |
|  15.000m² Grundstørrelse |  Svømmepøl |  Guest House |
|  Carport |  Fireplace |  Central Heating |
|  Washing area |  Orchard |  outbuilding |
|  BBQ |  Living room |  Dining room |
|  Terrace |  Kitchen |  Garage |



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