

















## 3 chambre Local Commercial à vendre dans Pinoso, Alicante

349.995€



Private Campsite with a 4 Bed House in Pinoso.. AVAILABLE TO VIEW FROM 22nd APRIL Being sold as a house with land and not as a business price reduced from €599.995 to €349.995 no offers CAMPING 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 valencia as the land needs to be over 50.000m2 Being sold as a house with land and not as a business price reduced from €599.995 to €349.995 no offers HOUSEWood beamed Finca with 3-4 Bedroom. New Rustic integrated fitted Kitchen. Large bathroom with His and Hers Sinks and Showers. Large garage (opportunity for Conversion to separately self-contained guest house). Central Heating and Hot water Gas Combi Boiler (2 Bottle feed). Log Burner Pizza oven. Walled Courtyard. Mains drinking WaterFully Furnished (price Negotiable)CAMPING 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 valencia as the land needs to be over 50.000m2 Being sold as a house with land and not as a business price reduced from €599.995 to €349.995 no offers Perimeter Fully Fenced and GatedAll Pitches segregated by bushes (42 Pitches)No weight or Height limits – 2 road entry access points to main gate34 Extra-large plots 120m28 Extra-large plots 140m2 (suitable for Articulated vehicles) 5 with Drinking water supply16-amp single phase electrical 3 pin euro plug connectors on all pitches which are IndividuallymeteredMain Grid to transformer supply (3 pylons owned and Transformer 24KV, Business to Main electricalsupplier – No middleman)MAINS supplied Drinking water to Toilet shower Bar Restaurant and all taps. Mains suppliedAgricultural water and irrigation system to all trees. Well WaterPurpose built shower toilet block consisting of 8 Showers, 8Toilets, 7 hand wash sinks, 1 Urinal,Radiator heated, Inc 1 Disabled wet roomPurpose Built 5 Cutlery dish washing sinks and 3 Clothes hand washing sinksLaundry area (with Pay as you use machines)Large purpose-built Swimming Pool area with 12-meter x 8 Meter pool and outside showerLarge double Petanque CourtStatic Cycle, Cross-trainer, and Ping Pong areaWi-Fi Ultra-Fast full site coverage and reliable (payment required)1000 Litre Cepsa Gas tank for food to Toilet shower block Industrial Boiler for hot water supplyCCTV system (For Insurance purposes for the

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|---|--|--|
|  3 chambres                                 |  1 salle de bains |  282m <sup>2</sup> Taille de construction |
|  14.978m <sup>2</sup> Taille de la parcelle |  Piscine          |  Garage                                   |
|  Fireplace - log burner                     |  fenced plot      |  Central Heating                          |
|  Mains Water                                |  Mains Electric   |  Furnished                                |
|  Cess Pit / Septic Tank                     |  White Goods      |  Utility Room                             |
|  Fast Internet andamp; Phone                |  |  |



Propriété commercialisée par España Dream Properties

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