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**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 offersCAMPING 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.HOUSEWood-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 WaterFully Furnished (price Negotiable)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 the Toilet, shower Bar, Restaurant and all taps. Mains suppliedAgricultural water and irrigation system for 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 feed to the Toilet shower block, Industrial Boiler for hot water supplyCCTV 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 bedrooms                     |  1 bathroom    |  282m <sup>2</sup> Build size |
|  15,000m <sup>2</sup> Plot size |  Swimming Pool |  Guest House                  |
|  Carport                        |  Fireplace     |  Central Heating              |
|  Washing area                   |  Orchard       |  outbuilding                  |
|  BBQ                            |  Living room   |  Dining room                  |
|  Terrace                        |  Kitchen       |  Garage                       |



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