





## 3 slaapkamer Commercieel vastgoed Te koop in 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 slaapkamers                       |  1 badkamer |  282m <sup>2</sup> Bouwgrootte |
|  14.978m <sup>2</sup> Perceelgrootte | <input checked="" type="checkbox"/> Zwembad  | <input checked="" type="checkbox"/> Garage  |
| <input checked="" type="checkbox"/> Fireplace - log burner   | <input checked="" type="checkbox"/> fenced plot  | <input checked="" type="checkbox"/> Central Heating   |
| <input checked="" type="checkbox"/> Mains Water  | <input checked="" type="checkbox"/> Mains Electric   | <input checked="" type="checkbox"/> Furnished   |
| <input checked="" type="checkbox"/> Cess Pit / Septic Tank   | <input checked="" type="checkbox"/> White Goods  | <input checked="" type="checkbox"/> Utility Room  |
| <input checked="" type="checkbox"/> Fast Internet andamp; Phone  |  |   |



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