

Holiday resort in Burgundy 71

for sale



Situation:

In district 71 within the triangle Beaune – Chalon sur Saône - Autun.

In the countryside at 3 km of several small villages. Hill sided land surrounded by woods, grasslands and the vineyards of the Couchois. Concrete road connection to D143. At short distance of a stream with trout. 2km from the Voie Verte (>200km bike route). At 3,5h by highway to Paris. TGV station at ca. 15km. Airports at Dijon, Lyon, Dole et Genève.

The resort is situated at approx. 4 hectares of which some 2,5 hectare park et 1,5 hectare grassland. The park is full of trees and plants. There is 500m. concrete private road.



There are:

- A rose garden
- Jeux de boules
- Ping pong table
- Tent made of wood
- Hexagon and toboggan
- Area with animals (chickens, rabbits etc.)
- Waterpool with ducks surrounded by barrier (security for fire)
- Grassland with 2 equitable poneys
- Heated pool with large terrace, surrounded by barrier of wood

Commercial installations:

Holiday rentals: individual or to groups

- 6 bungalows (5p)
- 3 holiday homes (4-5p)
- 2 chalets (2-4p)

Total number of beds: 50.

Camping:

- 15 pitches
- Sanitary 3x (ensemble 9 toilettes, 5 douches, 10 lavabos)

Restaurations:

- Hall with small kitchen corner (for breakfast service)(30 places)
- Bread oven with inside kitchen and under a roof a summer kitchen. Terrace with wooden garden tables (24 places)
- Tent (180m²) with concrete floor and professional kitchen. Terrace with wooden garden tables, barbecue and toilet adapted for wheelchair use (49 places).
- Storage and adapted toilet with shower.

Simplified map:



House of the operator:

The main building is an original farmhouse build the ancient way with natural stones around the year 1700. It now contains the home of the operator, 3 holiday homes, a hall, sanitary, stock space. Altogether a surface of ca. 360m² on 2 floors.



The operators house measures approx. 240m². It's roof as well as that in the middle section of the building is renewed and isolated. Also window frames are replaced and in the operators house windows and walls are isolated.

The inside of the operators house is redone completely :

- A veranda accessible by a stone staircase gives entry to a large American style kitchen. The floor is covered with authentic Burgundian tiles
- A living with wood chimney with door to the garden terrace.
- Corridor with modern toilet and stairs going up and down.

The underground (rez de chaussé) with door to the exterior is used as reception and storage of drinks.

On the first floor:

- Un mezzanine with 1 sleep.
- Modern bathroom with bath, shower cabin, toilet, lavabo, washing machine.
- Bedroom with 2 sleeps, lavabo and Jacobin.
- Corridor with large cabinet with sliding doors.
- Large bedroom with window and Jacobin.

Holiday rentals:

3 Holiday homes (gîtes meublés tourisme * 2016)

The former stables now feature 3 independent holiday homes (condominium style) each approx. 65m²). Every home has on the base floor a corridor with a modern toilet, shower room and bedroom.

The first floor is wood covered and features an American style kitchen with equipment, living space and dining table.

On the second floor a mezzanine with skylight and opening windows.

Capacity 4-5 persons.

Central heated with gas and simple airco's.



6 individual bungalows (PRL ** 2016)

50m² interior + tiled roofed terrace of approx. 10 m².

Each house with private garden and parking.

In its interior :

- Living space, dining corner and well equipped kitchen American style.
- 2 bedrooms.
- Bathroom with shower, toilet and workspace with lavabo.

Floor tiles. Walls, roof and windows well isolated. Electric heating.

3 Bungalows are adapted for wheelchair user (verification rapport available).

2 Wooden chalets, resp. 30 and 17 m² with:

- Living
- Kitchen
- Toilet
- Douche or bath with lavabo
- Wagon lit (2 - 4p)
- Private garden surrounded by gate
- Reversible airco



Camping: (Classification * 2017)

With 15 pitches of which most are grassland.

Most of them measure 100m² or more and all have electricity.

7 Flat pitches are situated around a playing field.

Behind bungalow 6 is a pitch and a pitch occupied by a mobile home (season pitch rental).

There are also pitches located at the higher part of the land. These are accessible by a rear entry.

The pool:

It's a polyester cock (approx. 8 x 12m). with 2 integrated stairs, depth ranging from 90 – 200 cm. Heated by an air heat pump with 3 phases make Zodiac. The pool is surrounded by a stone terrace of 20x25m. The terrace and its bushes are surrounded by a wooden gate that respects the safety standards. A solar shower and little inox toboggan complete the setting.

The water purification sand filter system is located in a technical room integrated in the sanitary building (6 x 10m.) made of treated wood and with tiled roof. The sanitary (construction 2018) consists of ; 2 toilettes, 1 urinary, 2 douches, 3 lavabos, a privatised wheelchair adapted space with toilet, shower and lavabo, a crushing toilet and 2 sinks.



Restaurations and kitchens :

Hall. approx. 50m² "stolen from the stables in the main building. Equipped kitchen corner with gas oven, cooking plate, dishwasher and 3 small fridge's. Tables and chairs. Capacity **30 places**.



Next to the hall is sanitary with 2 toilets, a shower and 2 lavabos. Washing machine for general use. Room stocked with linnen.

Outside a sink (warm/cold water).

Bread oven and summer kitchen :

In front of the main building is situated a stone bread/pizza oven. It houses a semi professional kitchen; Inox workspace with electric avec grill (3 phases), 2 electric ovens, gas cooking plate, 4 friteuses, inox extractor hood, work space with sink.

Le roof of the bread oven needs to be renovated.

Under a roof attached to the bread oven is a summer kitchen that serves to serve out the plates and drinks. There is a cooking plate to make pancakes.

Terras with 2 large rectangular wooden garden tables, capacity : **24 places**.



Restauration: 5 pagode-tents with concrete demountable floor, together 180m².

One tent serves as professional kitchen. All equipment in Inox, such as 2 large refrigerators, workspace, big oven, quick dishwasher, large sink, cooker with 8 gas burners.

A separate wooden building for stockage, deep



freezer and an adapted toilet/shower for wheelchair users (legal obligation)
Outside a terrace of > 100m² met 8 garden tables and a stone barbecue.
Capacity interior et outside **49 places**. (Classified as ERP class 5).

Exploitation allowance :

The PRL (parc résidentiel de loisir) with 6 bungalows (HSL's) is classified by Atoutfrance in 2016 (5 years valid). The camping was classified for 10 pitches in 2017. Just after that the allowance was modified to 15 pitches.
The holiday homes have been reclassified (new regime) in 2016 as "meublé de tourisme *" and were declared as "chambre d'hôte" at the city council.
The declaration of the restauration (ERP) dates back to 10/2016. The allowance to exploit was obtained nov-2017.

Infrastructure :

Electricity : 2 power entrees , each 3 x 60A.

Water : 2 alimentations, 32mm et 50mm

Egout : The entire site is connected to the city egout.

Wifi: private network throughout the parc (3 ADSL lines).

The sale:

The owner wants to retire and has no succession.

It's right now a seasonal business in the period April to mid November. The Turn over was > € 107.500,- in 2017.

A 5 years contract (starting 2018) with a Dutch handicapped association assures 4 weeks high season rental for € 56.100 HT/year + meals.

Sale of land, buildings, inventory and goodwill.
Clé à main.

Prix € 590.000,00

