



# Campsite Business with a 4 Bed House

Ref: GM2294

Price  
599,944€



**Property type :** Commercial

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 1

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** Countryside views

**Parking :** Garage

**House area :** 282 m<sup>2</sup>

**Plot area :** 14978 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 40 mins

**City :** 5 mins

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Central Heating

✓ Garage

✓ Furnished

✓ Mains Electric

✓ Fenced Plot

✓ Utility Room

✓ Cess Pit / Septic Tank

✓ Mains Water

✓ Fireplace - Log Burner

✓ White Goods

## **An amazing opportunity to own and run a legal camping site in Spain with over €100,000 income**

### **HOUSE**

Wood 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 Water Fully Furnished (price Negotiable)

### **CAMPING**

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 Toilet shower Bar Restaurant and all taps. Mains supplied

Agricultural water and irrigation system to 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 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 Storage area (With additional electrical Point)

Separate Tent Pitching Area

Chemico and Drive over waste Dump areas

Orange, Lemon, Apple, Almond, and Plum Trees

Olive trees for collection and production of your own Virgin Olive Oil

### **FURTHER OPPORTUNITIES**

Fenced off area with electrical supply proposal for 2 self-contained Chalets / Lodges

Plots suitable for Static full-time campers

Swimming Pool Hire

### **RECEPTION**

www.eltranquilo.es (plus various other domain names and multiple email address)

Disabled Access

Business Computer Printer Scanner and software packages

Online Independent Booking and Banking system (for credit card bookings and reservations)

Wi-Fi and Hard wire internet

ACSI approved camping Affiliated

ADAC Registered and approved

UK Rally Approved

Rally España Approved

Butane and Propane Gas cylinder exchange service

Bicycle Rental

Small Shop Area including equipment hire

DVD and Book swap area

### **BAR AND RESTAURANT**

Fully Furnished fitted Bar and Restaurant including stock included in the sale price

53 Indoor Restaurant Seating

4 Freezers, 2 Fridges and 2 wine Coolers

Industrial Microwave and Bread Oven

2 Gas Cookers - 8 Bottle feed system

2 Oil fat Fryers

Pressure Cooker

3 Phase twin outlet Coffee Machine Inc Bean Grinder

Single and 3 Phase electrical supply

2 x Hot and Cold Aircon Units -and 1 Wood Burner

Television

50 Plus food Seating area consisting of 2 outside seating areas and 1 covered outside seating area with stage incorporated

1 Outside BBQ area

Pinoso or El Pinós rests on the border between the provinces of Alicante and Murcia. This large traditional town is surrounded by the charming Spanish countryside and beautiful sunny homes. has around 50 restaurants and bars, great medical centre open 24 hours, large sports centre with football, tennis, padel, rock climbing, gyms etc

Pinoso has all the amenities you need: Supermarkets such as Consum, Dia, Mas y Mas and Hiperber, a wide range of restaurants including Irish and Indian and bars (50+), a 24hr medical centre, English speaking dentists, veterinary, a weekly market on Saturday and indoor market open 6 days a week. Pinoso has 3 primary schools, a high school and a music school. There is also a new cultural centre which houses a library and Spanish classes open to foreigners.

Throughout the year Pinoso has its traditional Spanish Fiestas with parades and musical performances which are renowned around the country, bonfires with a magic feeling and were people go out on the streets. There is also an annual running of the bulls (the bulls are not harmed!) which draws crowds from around the region to watch the brave participants join the bulls in the special arena.

The city Elda & Petrer is a 20 minutes drive, it has a large Hospital with English speaking doctors, a huge range of bars and restaurants, indoor shopping center, big international gym, Carrefour, Aldi, Lidl, Cinema with English movies shown weekly, bowling and fast food outlets.

Alicante airport, city and beaches is only 45 minutes drive away.

Pinoso has a population of around 10,000 and was previously focussed on agricultural with a thriving footwear industry, it is now attracting the attention of foreign buyers as an ideal location for a holiday home away from the hustle and bustle of the busy coastline resorts but with the convenience of access to Alicante and Murcia Airports. There are 45mins and 1hours drive away respectively, with routes to all the major European airports serviced by most of the popular airlines.

The origins of Pinoso are a mix of various cultures, including the Iberians, Romans (who probably began the vineyards) and Moors. After the re-conquest Pinoso came under control of the Kingdom of Aragon and at this time was just a small group of hamlets, it gained it's independence from Monovar in 1826. The parish church was built in 1743 in honour of Saint Peter the Apostle.

The area around Pinoso is still mostly for agricultural use and grape vines are the most widely grown crop, the local Monastrell variety being one of the most popular and this produces some excellent quality red wines for which the area is renowned. Pinoso is also important for the production of marble and rock salt.