

# 75-PITCH CAMPSITE



75 PITCHES - 17 RENTAL  
UNITS

POOL, SNACK BAR,  
PLAYGROUND

100 SQ.M OWNER'S HOUSE  
INCLUDED

NEAR LAKE, FOREST & HIKING  
TRAILS

## INVEST IN FRANCE

Are you looking for a turnkey outdoor hospitality investment in France? Discover this charming 3-star family campsite on 2.5 hectares, near a lake with swimming and water activities, in the Sarthe countryside.



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# 75-PITCH CAMPSITE



- 75 spacious pitches in a natural, peaceful setting - 17 rental units: mobile homes, lodge tents, Coco Sweet...
- Heated pool (8×3.5m), snack bar, covered terrace (40 seats), playground, fitness equipment, entertainment area
- 3-star rated, family-oriented, non-flood zone
- Includes a 100 sq.m single-storey house with 3 bedrooms

## STRONG DEVELOPMENT POTENTIAL :

- Lakefront location with bathing and water sports
- Adjacent to forest with hiking trails (GR 365 & GR 36)
- Close to Alpes Mancelles, Sainte-Suzanne, Sillé Lake & Forest
- Excellent road access: A81 (Rennes-Le Mans) 25 min, A28 (Rouen-Le Mans) 30 min
- Schools, shops at 1km, train station at 2km – ideal family project



Interested in this opportunity ?

**Contact us now !**



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