



## Static 2 Bed Caravan For Sale in Airvault Deux Sevres



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 64,621.58

### Posizione

Nazione:	France
Indirizzo:	Rue de Courte Vallee
Cap:	79600
Pubblicato:	28/07/2023
Descrizione:	Static 2 Bed Caravan For Sale in Airvault Deux Sevres France

Esales Property ID: es5553522

8 Rue de Courte Vallee  
Courte Vallée  
79600, Airvault  
France

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world. On offer is this stunning 2 bed Caravan on an excellent site.

Willerby Brockenhurst 38ft x 12ft. 2019 model.  
Sleeps 6.



Two bedrooms plus sofa bed in lounge.  
Family bathroom with large shower.  
Main bedroom with ensuite comprising wash basin and WC.  
Additions to basic specification.  
Full European Spec.  
Gas Central heating..  
Double Outlook doors leading on to decking and rear gravelled garden..  
Footstool.  
4 Metre deep decking (70 square metres) to two sides with three access points, c/w 4 double electrical power points.  
Large plastic Ketter storage box for storage of cushions.  
Plastic storage seat.  
Swinging rattan basket chair.  
2 Metre round hard wood dining table.  
8 Dining chairs c/w cushions.  
2 Rattan chairs c/w cushions plus a sofa c/w cushions.  
4 Off folding/recliner chairs.  
Top loading washing machine, housed in a Ketter Storage box c/w external and drain down point.  
Rectangular glass top dining table.

Automatic gas changeover valve plus 2 off gas bottles.  
3m x 4m heavy duty (38mm) wooden shed on concrete base, with lighting and 4 power points.  
2 off 3 metre square gazebos c/w full curtains.  
1.2 metre trailer c/w lock and keys.  
Gravel parking area to front and side of shed.  
Rear gravelled garden (20 metres x 5) with split log fencing and private gate to country lane leading to the River Thouars and extensive country walks.

## INTERIOR

Large Grundig TV c/w Satellite dish.  
Including a range of additional items comprising cooking utensils/cutlery, china and glasses, small storage units, bed linen and towels.  
Excellent condition inside and out.

The campsite, set in 10 acres of beautifully landscaped grounds close to the River Thouet, offers well-maintained facilities and a warm and friendly atmosphere, enabling you to relax and enjoy your holiday in comfort. Situated in the unspoilt heart of rural France, and off the main tourist track, we are nonetheless surrounded by an enormous variety of things to see and do. The region is steeped in history and, being on the pilgrim route to Santiago de Compostela, there are many fascinating relics and monuments to discover.

For those of you with gastronomy in mind, there are a large number of local restaurants to suit all occasions. There are also plentiful opportunities to savour local specialities of Loire and Thouarsais wines, as well as the numerous varieties of goats cheese particular to the area. The pace of life is slow here – you can unwind and relax in the tranquillity of this beautiful river valley that is a haven for bird and wildlife. Walking and cycling routes along quiet country lanes are in abundance and are an ideal way



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in which to explore the many picturesque villages in the surrounding countryside. One of the Grande Randonees (long distance footpaths) of France, GR 36, runs past the entrance to the camp site.

15 minutes stroll from medieval town of Airvault

Riverside walks and cycle rides

Fishing in the Thouet

Local wine caves and Chateaux

Many interesting local villages and restaurants

Easy reach of Futuroscope, Puy de Fou & Terra Botanica

Close to Vallee des Singes & Zoo de Doue wildlife park

Golf, water sports, horse riding and adventure parks within an easy drive

Near to historic towns of Thouars and Parthenay on the Route des Rois de l'Angleterre

Easy reach of Fontevraud, Villandry, the Chateaux of the Loire Valley and the waterways of the Marais Poitevin ('Green Venice')

Within an easy drive of the fortified cities of Poitiers, Saumur, Angers & Chinon

## ABOUT THE AREA

Situated in the heart of the Valley Thouet between Marais Poitevin and Saumur, this Small City of Character charms visitors with both its architectural heritage and with its natural scenery, its wooded countryside.

The medieval town is known as the 'Vallis Aurea' which means 'Golden Valley' or 'Clear Valley'.

Nowadays there are still many vestiges of the Augustinian abbey founded in the 10th century. Its abbey Saint-Pierre is one of the major Romanesque buildings in Poitou. The commercial activity of the city developed in the late Middle Ages, around the covered market, at the heart of the medieval city. The economic boom has intensified in the 19th century with the arrival of the railway. The geological resources of the area, both limestone and granite, have led to the development of the lime industry in the 19th century. Currently, the cement factory of Airvault produces nearly 1 million tons of cement per year.

The Deux Sevres to the North West of the Poitou Charentes is a peaceful rural department especially famous for the 'Marais Poitevin', known as the 'Green Venice' which mirrors the Norfolk Broads in character but without the inclement weather factor! Life has moved at a sedate pace for centuries in this peaceful backwater and in the 17/18th centuries, a certain amount of guidance from the Dutch sorted out the question of drainage. This tranquil area of shaded canals where you can either hire a boat or be taken on a guided tour, whether by boat or canoe, has become a national park.

## MAiN FEATURES:

- 60m2 of living space
- 2 Bedrooms
- 1 Bathrooms
- Stunning Views
- Massive potential in the rental market Airbnb and booking.com
- Close to essential amenities like such as supermarkets and pharmacies



- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent facilities, walking and sports areas nearby

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## Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	60 mq
Dimensione del lotto:	60 mq

## Utility details

Heating:	Si
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## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL:	<a href="https://www.youtube.com/embed/r9qq0GHJeUc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/r9qq0GHJeUc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.469
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