

Grosseto – Toscana

# Green Oasis Maremma: Camping and Village by the Sea

Property ID: IT244151297



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**PURCHASE PRICE: 2.500.000 EUR • LAND AREA: 18.239 m<sup>2</sup>**

Property ID: IT244151297 - 58100 Grosseto – Toscana

- At a glance
- The property
- Floor plans
- A first impression
- Details of amenities
- Contact partner

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## At a glance

Property ID	IT244151297	Purchase Price	2.500.000 EUR
		Commission	Subject to commission
		Total Space	ca. 18.239 m <sup>2</sup>

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## The property





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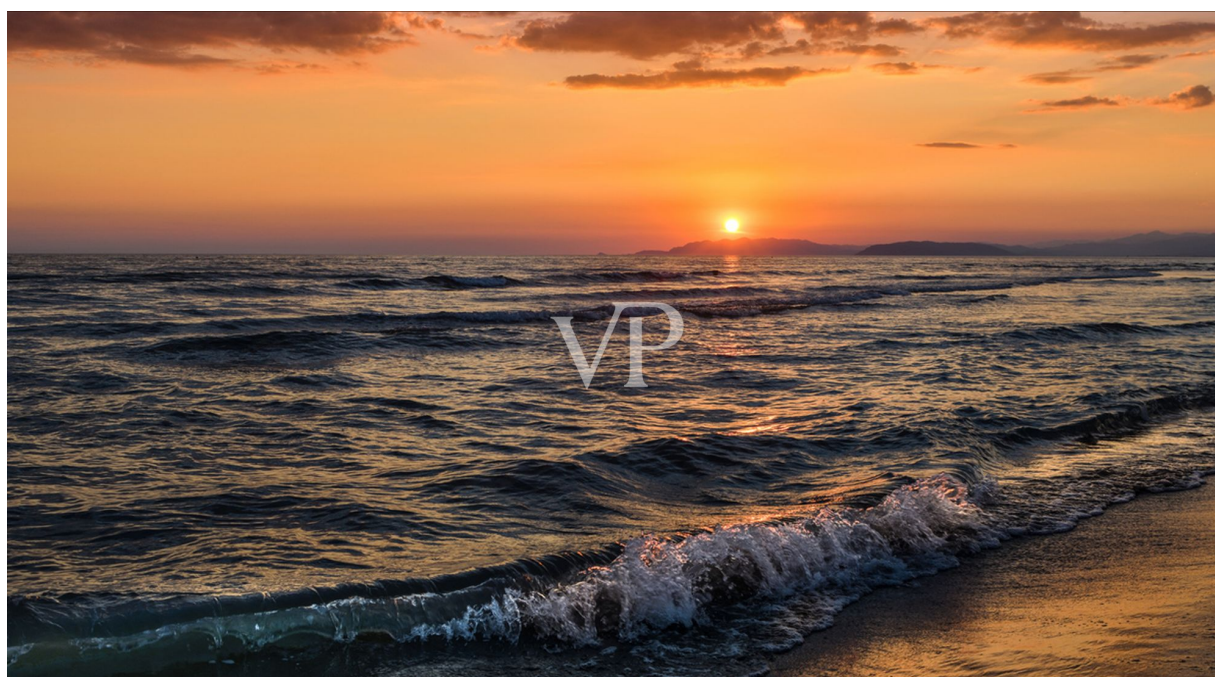
## The property





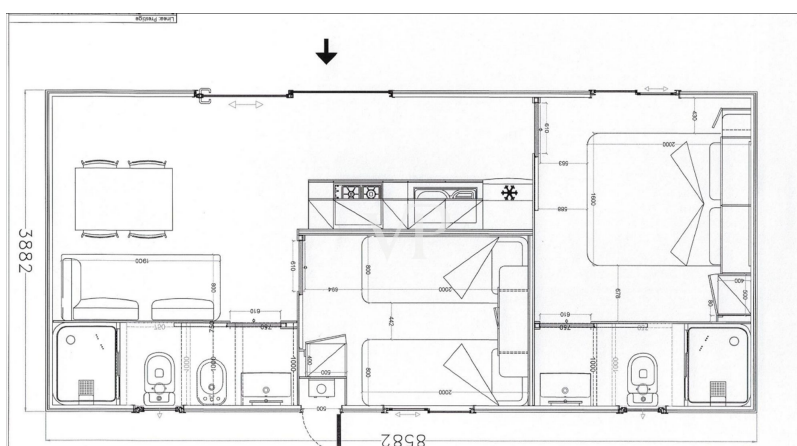
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

This camping and resort facility is located in a green oasis nestled in the rolling hills, just a few kilometers from the crystal clear sea of Maremma. It welcomes nature lovers by allowing them to have an authentic experience amidst centuries-old olive groves. The large blue swimming pool inside the campground is a relaxing oasis surrounded by lush vegetation. The campsite consists of 93 comfortable bungalows, ideal for those seeking a more intimate stay away from the daily routine. In addition, the village has 60 pitches for parking, tents, campers and caravans. The campground has indoor sports facilities, and market, restaurant, and recreational areas. Parking is guaranteed with large dedicated spaces, offering convenience and security for No. 190 parking spaces. Every detail is designed to offer an unforgettable experience. The resort is the perfect place for those seeking an escape from routine, where the peace of the countryside blends with the sound of the waves of the sea.

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## Details of amenities

Consistencies:

93 Bungalows

59 pitches

190 parking spaces

The pool consists of No. 2 structures, one of which is for adults, measuring m 25 x 12.50m (semi-Olympic), while the second small pool is m 5 x 5m

Reserved agreed beach with shuttle bus service, 4000m away from the campsite

Bungalow Surfaces: Total usable area of living spaces is about 2810 square meters excluding outbuildings.

Description Chalet type: Useful area varies from 30sqm to 32sqm and other type with areas from 26 to 29sqm.

Interior description: Living room, kitchen table, TV corner, two bedrooms, with 1/2 bathrooms with shower and equipped outdoor veranda of 15 sqm.

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Next to the pool is a multipurpose field, equipped with slarium, recreation area, children's playground

Car parking area of the campsite: no.3 accesses for a total of 190 parking spaces, with a total area of 5000 square meters

Bar/Restaurant surfaces: Spread over two floors for 216 sq.m. plus 60 sq.m. terrace.



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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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