

# Regarding Plot 332 – A Unique Caravan

## A personal message from the current owners:

Having spent an outrageous amount of money last year and worked like idiots to get an extensive refurbishment completed for 2025, personal complications in our lives now give us no other option but to find it a new owner. Not an easy decision but it's the correct decision and that's all that matters.

It's our view that our very unique Mobile Home in France really will represent a unique opportunity for the correct buyer – but perhaps we are biased.....

The caravan is sited in Vendee, Western Loire about 20 minutes from the coast (Bretignolles, Brem, St Gilles Croix de Vie being the nearest seaside towns). It's on a 4★ 12 months site with excellent, well maintained facilities including swimming pools and pub. The site, Les Prairies du Lac, is on the road between Mache and Apremont (about 5 minutes from each). Apremont is described by the French Office De Tourisme as a Petite Citie de Caractere, no doubt referencing its narrow streets, chateaux and castle walls - not to forget its inland beach and lakeside leisure facilities.

The site is a pleasant mix of English and mainly French with both permanent and holiday residents. It's a strictly non-letting site so there are always plenty of familiar faces. We have been involved with the site for over 20 years and have seen it develop and improve – it's a lovely site. This is our fourth caravan and we are truly saddened to be leaving.

For the avoidance of any doubt, our caravan is being marketed by Caravans in the Sun – the UK based selling agent appointed by the site. The caravan is currently featured on their website at £19,995 and it will be Caravans in the Sun who will handle the viewings, negotiations, legals, transfers etc.

But, because we have become so heavily invested in the caravan during our period of ownership and have done so much work to change it from its original, we just felt that it was worth presenting these first-hand details for prospective buyers for the simple reason that – well.... we know more about it than anyone else ever will!

Our aim is to now support Caravans in Sun to find new owners for our caravan – new owners who can continue our love of the Vendee, the site and our caravan. Our efforts and our outrageous spending will in some way be justified in this context.

Mog and Ian James

The base caravan is a French manufactured Ridorev Eldorado 2001. Like most French mobile homes, the Ridorev is well insulated and double glazed. The balcony (almost full length) was new only a matter of months ago. There is a parking space at the front of the caravan and lawn to the rear and side. Plot 332 is in the size band 131-200m<sup>2</sup>– current annual site fees are approx 2300 Euros (but please confirm this with the site).



The lounge has been completely refurbished with loose furniture (2 settees and single chair), carpeted (because us English can't resist a carpet!). Carpets, curtains and furniture were new in 2024. The TV is almost new with UK Free-to-Air satellite recorder with 2 channel recording.

All sockets are UK 3 pin – the wiring has been checked and certified. The fire is 2 K/w but we used it mainly for its fire effect.

The dog is not part of the sale – didn't realise that she was there!





The kitchen was also new in 2024 - it's island based and totally different to the original Ridorev offering. It has an island sink and work-surface, full lpg gas cooker with free-standing fridge freezer and microwave. With the exception of the fridge freezer all items, including the sink, are less than a year old. The units are UK B&Q and the sink is a Frankie – in my opinion the best available.

Gas/compliance checks have been completed. Just to confirm – the fridge freezer was not new in 2024 but is not very old.

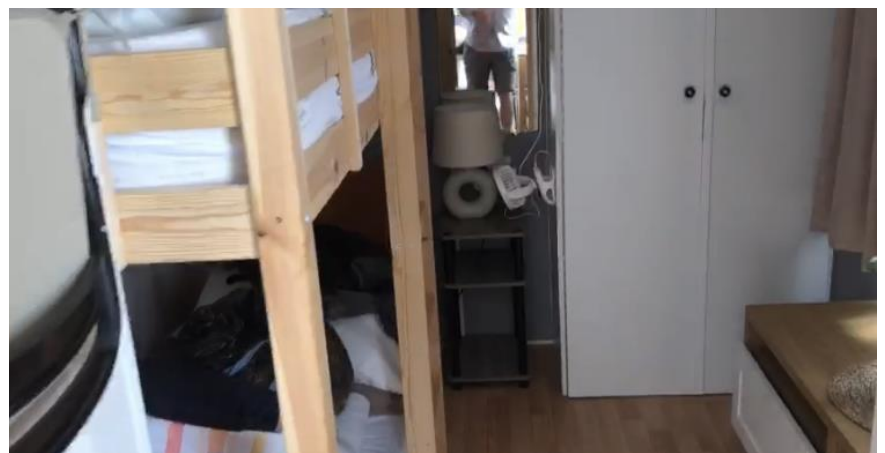


The Eldorado is a 2 bedroom mobile. In our layout it has a double bed in the main bedroom and bunk-beds which are suitable for adults, in the second bedroom. The bunk-beds are fitted (not free-standing) and have individual lighting and phone charging.

The TV in the main bedroom is also Free-to-Air UK satellite with 2 channel recording.

Quad LMB supplies the televisions and recorders in the lounge and main bedroom. There is

USB charging on the bedroom sockets and one of the lounge sockets. UK satellite reception via the satellite dish is remarkably stable – the best we have ever had in France – even on the cloudiest of days, reception is fine. The Satellite dish is column mounted high level at the rear of the mobile.



The bathroom is a total 2024 refurbishment from the original Ridorev – the shower we think is the original but absolutely fine. It was important to us to incorporate the toilet into the bathroom so we fitted a complete new bathroom suite. It works well and allows the original ‘toilet cubicle’ off the lounge to be used as a small laundry room and storage.



### **Just other things to mention:**

The aircon unit is floor vented so although it's portable, it needs to be 'where it is!' when it's in use. Clearly when not in use it can be rolled out of the way. It works well - even during the 2024 42+ temperatures the mobile was cool inside.



The original toilet compartment has been changed into a storage cupboard housing the washing machine. The top loader washing machine is fully plumbed (water and waste). It was new in July '24 and has only been used about 5 times. Still under French warranty.

