

# Excellent opportunity for a business



The municipality of Loppi is selling an old school that operated as Räyskälä camp, along with sizeable plots on the shores of the clean Lake Kaartjärvi. The area comprises three separate plots. The plots have a large permitted building area, for example, for the construction of holiday cottages and buildings for business operations. The largest of the plots is situated on the shores of Lake Kaartjärvi. On this plot is a school that operated as a camp centre, along with a barbeque shelter and a jetty with swimming areas. The shore plot has the largest permitted building area, and the two smaller plots are situated directly adjacent to it. The area has a centralised water and sewage system operated by Kaartjärven Vesihuolto Oy.

In the vicinity, there are, amongst other things, the Räyskälä Aviation Centre, hiking and outdoor trails, a quad-bike track, a village shop and the Marshal Mannerheim Hunting Cabin. The district is the perfect area for different forms of nature tourism, and the clear Kaartjärvi is an excellent lake for recreational use, including fishing. The area for sale would be particularly well suited to a tourism business, for example.

The municipality of Loppi is situated in Southern Häme, centrally located in terms of logistics and population, being a good half-hour's drive from Ring Road III and Helsinki.

The tender should be accompanied by a preliminary plan for the development of the area. Loppi municipal government reserves the right to reject any tenders submitted. Tenders should be delivered to Loppi municipal government at the following address: Yhdystie 5, 12700 Loppi, Finland. Please mark the envelope "Räyskälän leirikeskus" (Räyskälä camp).

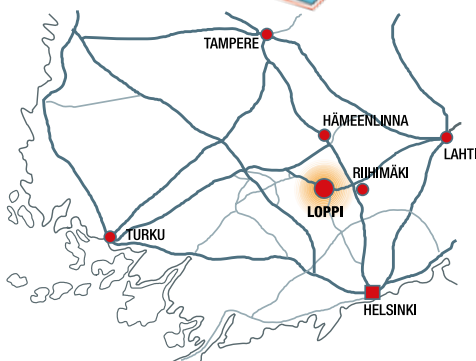
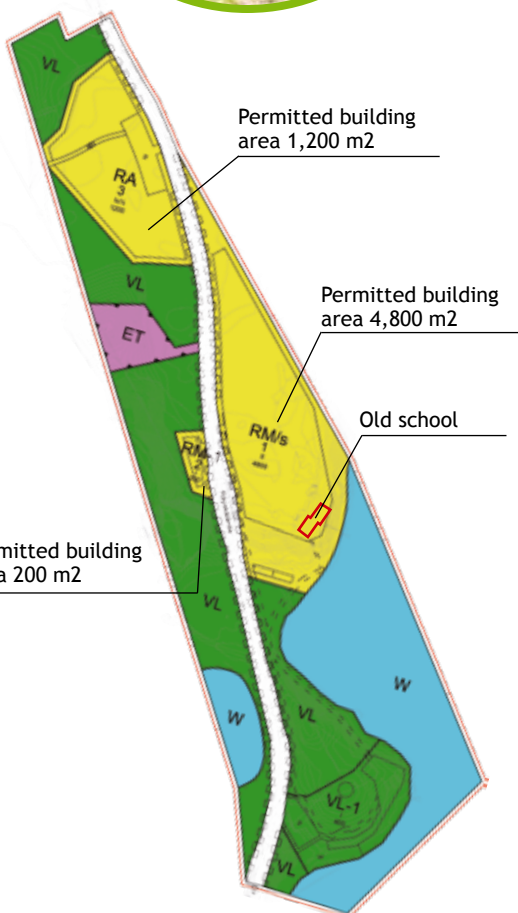
**You may request further details in Finnish or English by contacting:**

Head of Development +358 (0)19 758 6014  
Jyrki Käki +358 (0)40 330 6014  
Municipal Manager +358 (0)19 758 6001  
Ilkka Salminen +358 (0)40 330 6001

Municipality of Loppi  
Yhdystie 5, 12700 Loppi, Finland  
Tel. +358 (0)19 758 6000 (switchboard)  
Fax +358 (0)19 758 6021  
loppen.kunta@loppi.fi



**LOPPI**  
KESKELLÄ KASVU-SUOMEA



Permitted building area 200 m2

Permitted building area 1,200 m2

Permitted building area 4,800 m2

Old school