

Superb 2 Bed Villa in a holiday residence in Salles.



EXCLUSIVE

## INFORMATION

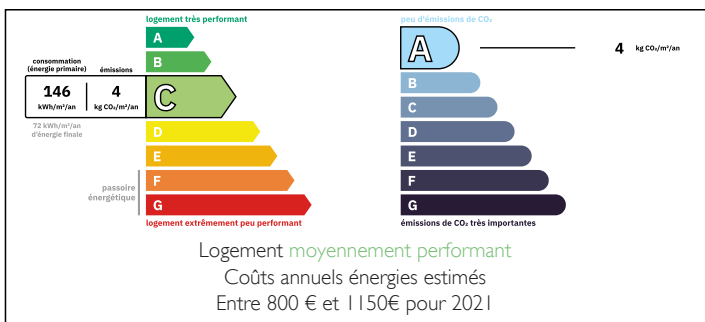
Town:	Salles
Department:	Gironde
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	0 m2

## IN BRIEF

2 bedroom bungalow on a residential park in Salles, with heated outdoor pool ,tennis, kids club and much more !



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This detached fully furnished holiday villa offers an open living dining/kitchen area with a wood burner, the kitchen is fully equipped and very functional.

There are 2 ensuite bedrooms one which has a shower and bath and the second a shower there are also separate toilets in the hallway. The utility room is equipped with a washing machine, dryer and wine storage. The villa is equipped with under floor heating.

Outside you have a choice of seating areas and a built in barbecue to dine outdoors and enjoy the beautiful private garden which has a sprinkler system, there is also a storage shed. The villa is finished to a very high standard with quality materials.

Located in the largest forested area in Europe these individual detached Villas are the ideal holiday home with a heated outdoor pool, a kids pool, two tennis courts, a squash court, volley ball court, soccer field and a fitness gym.

The surrounding area offers lots of activities including canoeing, fishing or cycling on the kilometers of tracks in the area. Other activities in the area such as Golf, surfing, wine tasting tours and lots lots more ! Bordeaux is only a 45 minute drive away.

This is a residence with 150 lots with yearly charges of 3900€ euros .

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Co-owned building of 150 units  
Provisional annual charges: 3900€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1177 EUR**

## NOTES