

Magnificent property in Salles, large house 200m , swimming pool, outbuildings, only 1/2h from the beaches



## INFORMATION

Town:	Salles
Department:	Gironde
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	2777 m2



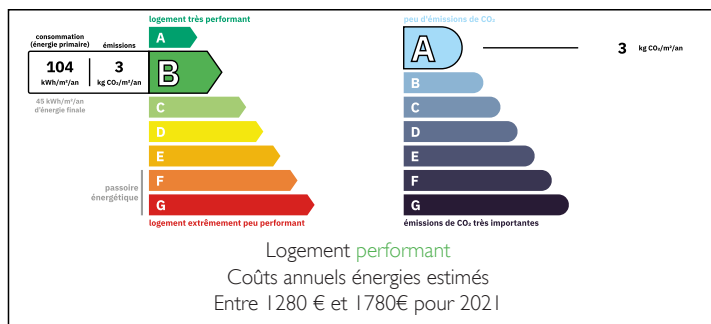
## IN BRIEF

Large property located in Salles, a real haven of peace entirely renovated with care  
Only 1/2 hour from Arcachon, at the end of a quiet cul-de-sac with views over the forest,

Large 200m<sup>2</sup> house with 3 large bedrooms, two shower rooms, mezzanine, swimming pool and summer kitchen,

All in immaculate condition, no work required,  
A must-see if you want to make the most of it this summer!

## 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

Magnificent property in Salles - No work required!

Located in Salles, this haven of peace, completely renovated in 2021-22 with great care, is hidden away at the end of a cul-de-sac overlooking the forest, so you can enjoy this cocoon from this summer onwards.

There's no work to be done, so all you have to do is put your suitcases down!

When you come to visit, you'll discover :

- A privileged location, just 30 minutes from Arcachon and the bay's beaches.
- A spacious, light-filled home with all the comforts of home, well thought-out and with excellent energy efficiency thanks to modern equipment.
- A large, ultra-modern kitchen leading onto a cosy living room opening onto its terrace
- Three large bedrooms and an additional mezzanine for a large bedroom or second living room
- Two large shower rooms, both attractive and well-equipped
- Large landscaped grounds, perfect for enjoying nature in complete tranquillity.
- A superb swimming pool with wooden decking, ideal for relaxing with family or friends.
- A large, fully-equipped summer kitchen
- Finally, a large converted outbuilding, perfect for entertaining the whole family (no change of use possible as it is in a protected area but already operational).

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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: 2296 EUR**

**Taxe habitation: EUR**

## NOTES