

Two bed Villa on a residential park in Salles.

EXCLUSIVE



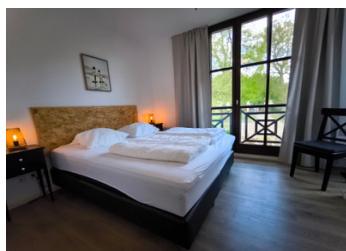
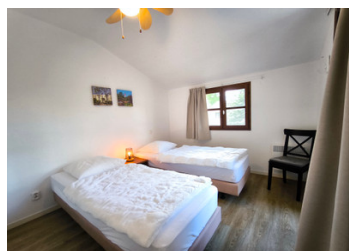
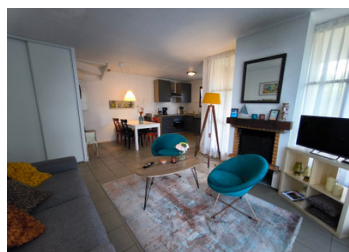
## INFORMATION

Town:	Salles
Department:	Gironde
Bed:	2
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

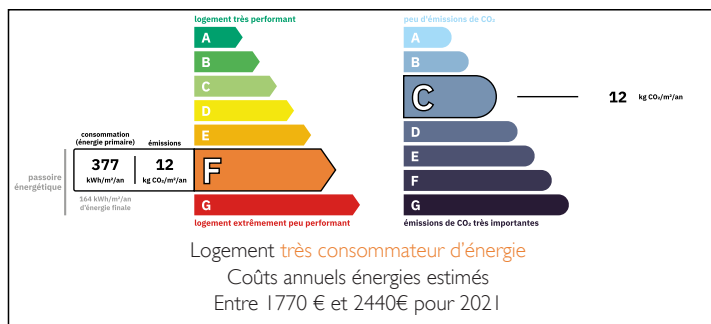
## IN BRIEF

This two-story detached villa, has an entrance with a downstairs toilet there is an open plan kitchen living/dining area with an open fireplace, then upstairs a bathroom with a toilet and two bedrooms one double and one twin. Outdoors you can enjoy a private terrasse with a barbecue area.

It is located in a forested area on a large and spacious park with a heated outdoor pool tennis courts, kids club, gym 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This detached fully furnished villa offers an open living/dining kitchen area with a fireplace, there is also a downstairs toilet, upstairs there are 2 bedrooms, 1 double and 1 twin room with access to a balcony from each room. There is a modern bathroom with a toilet and fitted in washing machine..

There is a terrasse area with a built in barbecue to dine outdoors.

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.

There is also a bar/restaurant, a laundry room, and electric vehicle charging stations.

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. Villas can not be used as primary residences. This is a residence with 150 lots with yearly charges of 4 400euros .

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