

2 Bedroom Villa on a residential Park in Salles, with heated outdoor Pool ,Tennis, kids club and much more !

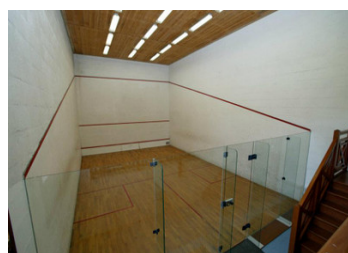
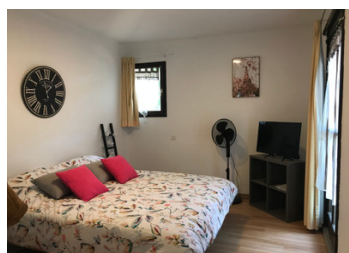


INFORMATION

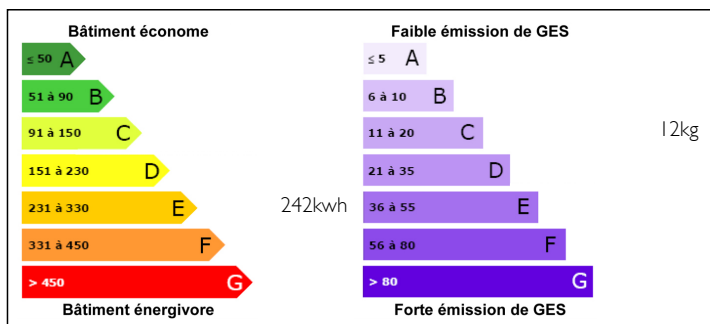
Town:	Salles
Department:	Gironde
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	0 m2

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 villa offers an open living dining/kitchen area with an open fireplace, 2 bedrooms , a bathroom with a shower and bath, separate toilets and a utility room. There is a terrasse area with barbecue to dine outdoors and a storage shed.

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 3800€ euros . Can not be used as a primary residence.

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

LOCAL TAXES

Taxe foncière: 1146 EUR

Taxe habitation: 893 EUR

NOTES