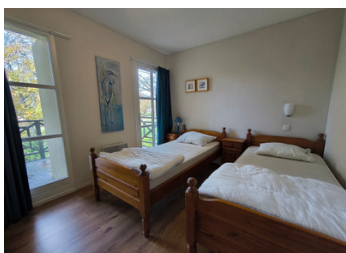


## 3 Bedroom Villa on a residential Park in Salles, with heated outdoor Pool ,Tennis, kids club and much more !



## INFORMATION

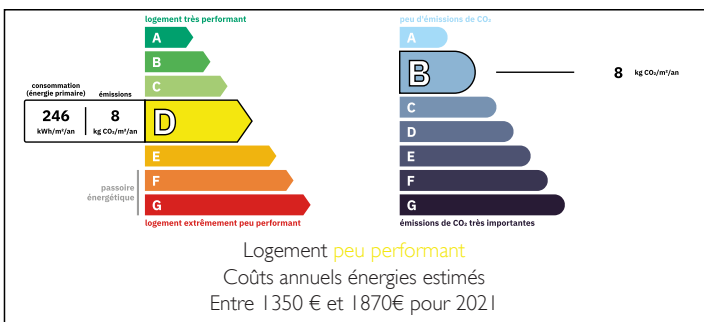
Town:	Salles
Department:	Gironde
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	0 m2



## IN BRIEF

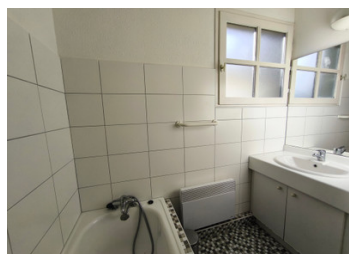
This two-story detached villa offers 3 bedrooms , there is a shower room, a bathroom and 2 seperate toilets. There is an open living/dining kitchen area and a terrasse. located in a forested area on a large and spacious park with a heated outdoor pool tennis courts, kids club, gym and much more.

## 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.



## DESCRIPTION

This detached fully furnished villa offers an open living dining/kitchen area with an open fireplace there are 3 bedrooms, a bathroom a shower room and two separate toilets one upstairs and one downstairs. There is a terrasse area with barbecue to dine outdoors and enjoy the beautiful garden, there is also a storage shed equipped with a washing machine.

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 4900€ euros . Can not be used as a primary residence.

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

## NOTES