

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

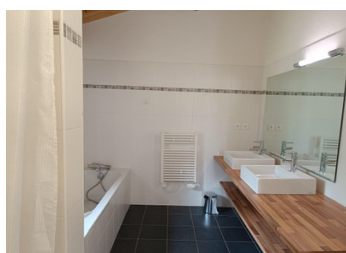


INFORMATION

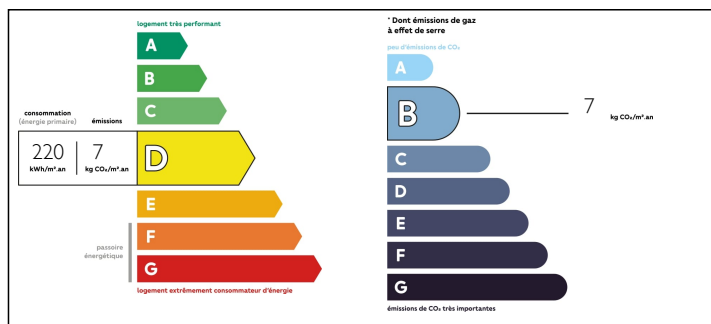
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|-------------|---------|
| Town: | Salles |
| Department: | Gironde |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 110 m2 |
| Plot Size: | 0 m2 |

IN BRIEF

This two-story detached fully furnished villa has 3 bedrooms one of which is an ensuite with a bath and shower, there is also a shower room and 2 separate toilets. There is an open living/dining kitchen area and a terrasse with barbecue. located in a forested area on a large and spacious park with a heated outdoor pool tennis courts, kids club, gym and much more

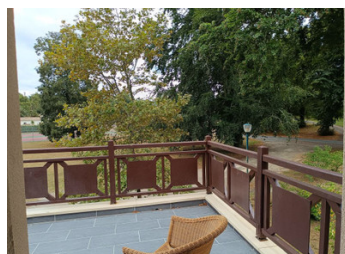


ENERGY - DPE



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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, 3 bedrooms one of which is an ensuite with a bath a shower and double sinks , there are 2 seperate toilets and a utility room. There is a terrasse area with barbecue to dine outdoors and enjoy the beautiful garden, there is also 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 4900€ euros . Can not be used as a primary residence.

Co-owned building of 150 units
Provisional annual charges: 4400€

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

NOTES