

Callian, between Sea and mountains, immaculate 3 bedrooms house, quiet location, walking distance to village. Pool



INFORMATION

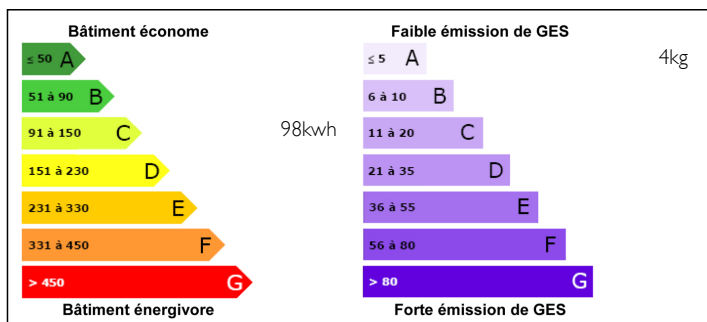
Town:	CALLIAN
Department:	Var
Bed:	3
Bath:	3
Floor:	131 m2
Plot Size:	576 m2



IN BRIEF

House located at a walking distance to the village of Callian in a residential area. It has on ground floor an entrance hall, a fully equipped kitchen open to the living room, bedroom, shower room, workshop. Upstairs : office, one little bedroom with wash corner, master bedroom with dressing and access to solarium, bathroom with shower and bath. Outside, fenced garden with swimming pool. Automatic watering system Benefit: heating pellet stove and radiators with inertia; alarm, automatic gate with intercom

ENERGY - DPE

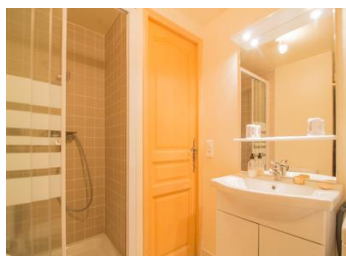


NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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



LOCAL TAXES

Taxe foncière: 980 EUR

NOTES