

A beautiful 4-5 bedroom villa with fabulous views, within walking distance of Callian.



INFORMATION

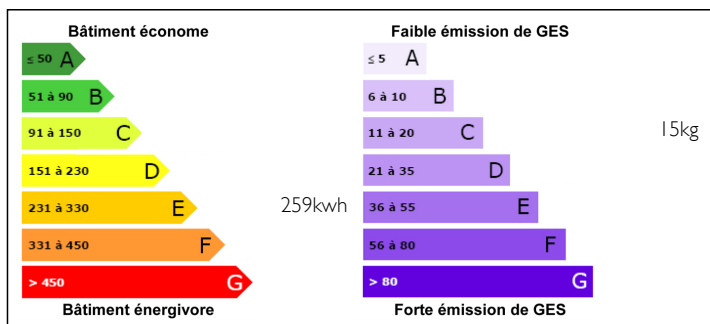
Town:	Callian
Department:	Var
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	2883 m2

IN BRIEF

A really interesting house with 3 bedrooms on the ground floor and a large master suite and office upstairs. The living room is open plan and opens onto a lovely terrace. The villa benefits from underfloor heating, double glazing and stunning south facing views.



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

A driveway leads up to the house, with parking for several cars.

There is a large entrance hall, with the living area on the left.

The living space centres around a wood-burning fire insert. There is a seating area, dining area and open plan kitchen. At the rear is a workshop.

Continuing through the house, you will find a laundry room with WC, three bedroom and a family bathroom. The bedrooms all have storage and doors to the garden. One is currently used as a storeroom.

Upstairs, there is a large master suite with an office (or 5th bedroom) a bathroom and a bedroom with a dressing room and access to a private terrace.

Outside, the property has a open south facing view.

There is a fabulous terrace which has a BBQ at one end.

It is possible to add a swimming pool.

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

NOTES