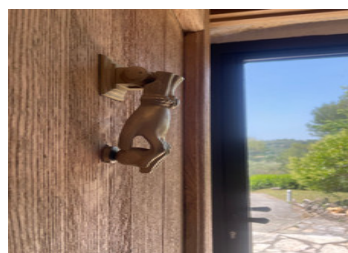
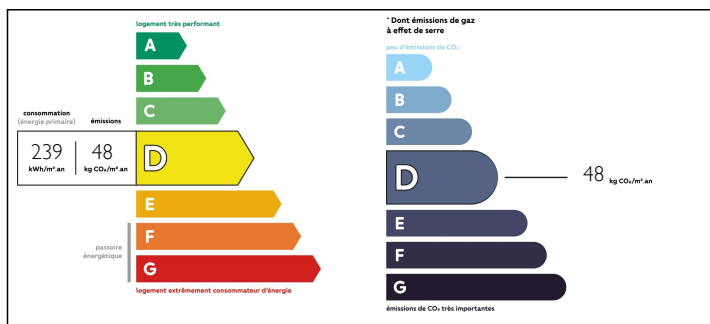


RARE! Lovely, largely renovated stone farmhouse with panoramic views over 1 hectare

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Callian
Department:	Var
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	11067 m2

IN BRIEF

RARE! For sale in Callian in the Canton de Fayence in the Var, attractive, stone farmhouse on more than 1 hectare, close to the village, main roads and amenities, 18 minutes from the motorway entrance, situated at the gateway to the Alpes Maritimes. Panoramic views of the mountains and Provencal countryside. Come and discover this authentic stone farmhouse, offering panoramic mountain views from its 1 hectare of terraced olive groves. Ideally located close to the village, this property comprises a kitchen, a living room with wood-burning stove, a study, a bedroom with bathroom, an attic bedroom, and two landscaped terraces. Highlights include thoughtful renovation (remaining kitchen and bathroom to be redecorated), privacy from distant neighbours, two convenient entrances, the possibility of converting the pond into a swimming pool, a garage and sheds of 40m² with mains drainage and the possibility of a 50m² extension (e.g. veranda), this property represents a...

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.



LOCAL TAXES

Taxe foncière: 1060 EUR

NOTES

DESCRIPTION

Come and discover this charming stone farmhouse with panoramic views of the mountains, nestling on over 1 hectare of terraced land planted with olive trees, which you can finish renovating to your tasteclose to the village.

The farmhouse comprises a kitchen, a sitting room with wood-burning stove, a study, a bedroom with bathroom and wc, and another attic bedroom. Outside, there are a number of areas, including 2 furnished terraces, where you can enjoy a place full of character.

Lots of possibilities are open to you, with a large plot of land that could make this property popular as a second home or a main residence in a very good location.

What I like about this property:

The owner's well-thought-out renovation

The panoramic view

Distant neighbors

2 entrances to the property

Basin that can be converted into a swimming pool

The Provencal charm of numerous olive trees

40m² detached garage that can be converted into living space.

Investment for the future: located close to the village (building zone in the long term), it is now possible to extend by 50m².

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