

Modern villa with pool - Callian



INFORMATION

Town:	Callian
Department:	Var
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	2500 m2



IN BRIEF

In a quiet area and only a few minutes from the village of callian, bright provencal & modern villa of approximately 240 m<sup>2</sup> facing south. Built on two levels, the villa offers on the garden level : an entrance, a vast living room with bay windows, an open and Equipped kitchen with cellar, an office, a high bedroom, a second bedroom with shower room, 2 wc. double tiled garage with workshop and shower room. Upstairs you can find a mezzanine, a master bedroom with dressing and bathroom with shower, 2 others bedrooms with closets, a bathroom with shower, and a wc. The 3 bedrooms are south facing and all overlooking 2 terraces. Villa with beautiful volumes offering : geothermal heating, central aspiration. Closed garden of approximately 2500 m<sup>2</sup> with sunny swimming pool (10,5 x 5m) and terrace. big parking.

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: EUR

Taxe habitation: EUR

## NOTES