LEGGETT IMMOBILIER INTERNATIONAL

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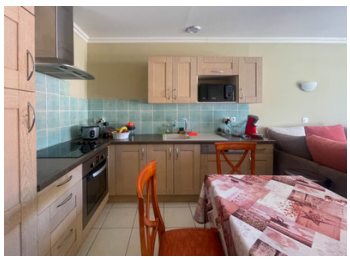
Ref: A22751JTO83 Price: 192 000 EUR

agency fees to be paid by the seller

2 bedroom apartment in gated domaine with swimming pool, Callian















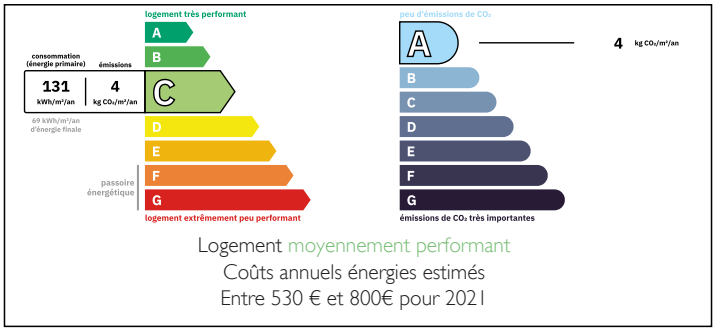
INFORMATION

Town:	Callian
Department:	Var
Bed:	2
Bath:	1
Floor:	51.14 m2
Outside Space:	7 m2

IN BRIEF

An immaculate 2 bedroom apartment measuring 51,54m2 with a balcony of 7m2 situated in a gated holiday resort. The property benefits from a lift, air-conditioning and covered parking. Ideal for an investor.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 530 € et 800€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**602 EUR**

NOTES

DESCRIPTION

The property is situated on the first floor and can be accessed with a lift or staircase.

The apartment consists of an open plan living room / dining room / fully fitted kitchen with an oven, dishwasher and microwave. This opens onto a 7m2 balcony.
There is a storage cupboard in the hallway, two double bedrooms, a large shower-room and cupboard with the washing machine.

There is also a designated parking space in the garage.

Within the domaine, there are 2 outdoor swimming pools, 1 indoor pool and a snack bar. There is a laundrette and a (payable) gym.

The monthly fees are €250, which includes electricity, water and access to the swimming pool.

Co-owned building of 220 units
Provisional annual charges: 2972€

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