

## Charming stone bastide with panoramic views & infinity pool – Callian



## INFORMATION

Town:	Callian
Department:	Var
Bed:	5
Bath:	4
Floor:	201 m <sup>2</sup>
Plot Size:	3771 m <sup>2</sup>

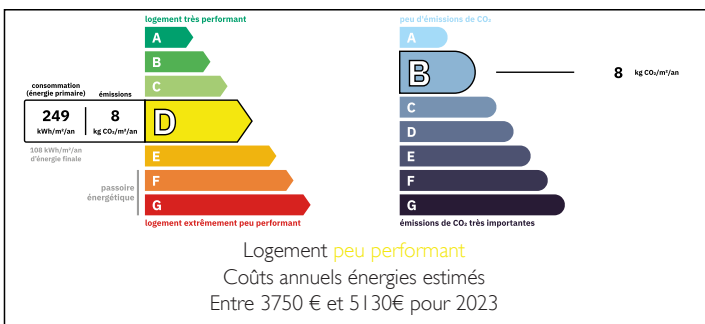
## IN BRIEF

Charming stone bastide within walking distance of the picturesque village of Callian, offering panoramic south-facing views and a stunning infinity pool.

This spacious 5-bedroom home features a master suite with en-suite, air conditioning in all bedrooms, and a top-floor bedroom with private shower room and breathtaking views. The garden level includes a cozy living room with open fireplace, a traditional farmhouse kitchen with exposed beams and pantry, guest WC, and an additional en-suite bedroom. French doors lead to a covered terrace with BBQ, perfect for alfresco dining.

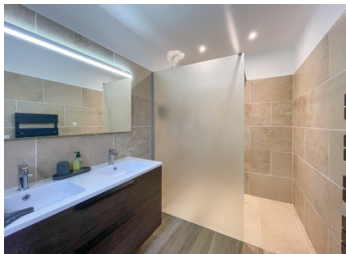
Set in mature Mediterranean gardens with a double carport, this home blends Provençal charm with modern comfort—ideal as a family retreat or luxury holiday home just 45 minutes from Nice Airport.

## ENERGY - DPE



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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

The entrance level features three bedrooms, including the master suite with en-suite shower room, plus a family bathroom and a separate WC. All bedrooms are equipped with air conditioning, ensuring a comfortable stay throughout the year.

On the upper floor, a large fourth bedroom offers sweeping views over the surrounding hills and has its own private shower room—ideal for guests or as a secluded home office or creative retreat.

The garden level is the heart of the home, where a warm and inviting living room with an open fireplace flows seamlessly into the traditional farmhouse kitchen, complete with exposed wooden beams and a spacious pantry. A guest WC is also located on this level. From the kitchen, French doors open onto a covered terrace with a built-in BBQ, perfect for alfresco dining and entertaining while taking in the breathtaking scenery.

Also on the garden level is the fifth bedroom with its own en-suite shower room, offering a private space for guests or extended family.

The landscaped Mediterranean garden has been thoughtfully designed for beauty and ease of maintenance. The centrepiece is a stunning infinity-edge pool, perfectly positioned to capture the uninterrupted south-facing views across the valley. Mature trees and plantings offer both shade and colour throughout the seasons, creating an idyllic outdoor living space.

Practical features include a double carport, ample storage areas, and the convenience of being within walking distance of one of the Var region's most picturesque villages, with its cobbled streets, local markets, cafés, and restaurants.

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## NOTES