

## Spacious 4 bedroom villa with large heated swimming pool and double garage

EXCLUSIVE



## INFORMATION

Town:	Callian
Department:	Var
Bed:	4
Bath:	3
Floor:	193 m <sup>2</sup>
Plot Size:	3100 m <sup>2</sup>

## IN BRIEF

This fabulous 4-bedroom villa is set in a peaceful residential area, just a short walk from local amenities. Designed for both comfort and family living, the property offers spacious interiors and a wealth of outdoor features.

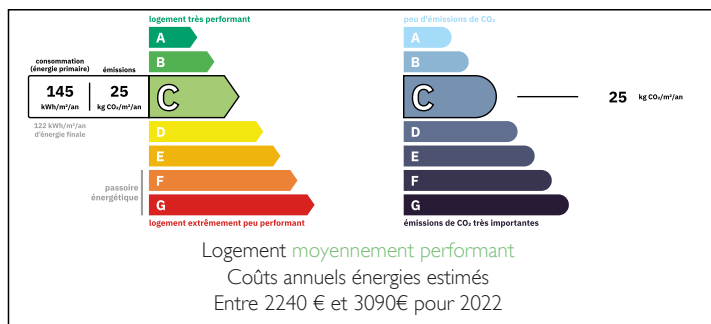
Inside, the villa comprises:

- 4 generous double bedrooms and 3 bathrooms
- A bright study area, ideal for working from home
- A welcoming dining room and cozy lounge with wood-burning stove
- A fully enclosed veranda for year-round enjoyment
- A separate, well-equipped kitchen
- A practical laundry room and a double garage

Outdoors, the villa is perfect for entertaining and relaxation, featuring:

- A large heated swimming pool with covered seating area

## 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

A gated entrance welcomes you to this charming villa, offering parking for several cars along with a double garage.

The main entrance opens into a bright hallway, leading to a generous dining room with a working fireplace and direct access to the veranda. From here, sliding glass doors open the full length of the space, creating a seamless indoor-outdoor living area. The separate, fully equipped kitchen also connects to the veranda, making it perfect for both family meals and entertaining.

The ground floor further features a cozy living room with a wood-burning stove and garden access, two comfortable bedrooms, a shower room, and a separate guest WC.

Upstairs, you'll find two additional bedrooms, a bathroom, a shower room, and a separate WC, along with a versatile space ideal as an office or reading nook.

The house measures 163m<sup>2</sup> of heated habitable space plus the 29m<sup>2</sup> enclosed veranda.

The room dimensions are as follows

- Living room - 28m<sup>2</sup>
- Dining room - 30m<sup>2</sup>
- Enclosed veranda - 29m<sup>2</sup>
- Bedroom 1 - 12m<sup>2</sup>
- Bedroom 2 - 11m<sup>2</sup>
- Bedroom 3 - 13m<sup>2</sup>
- Bedroom 4 - 11m<sup>2</sup>
- Office / mezzanine - 15m<sup>2</sup>
  
- Garage - 38m<sup>2</sup>
- Workshop - 15m<sup>2</sup>
- Laundry room - 18m<sup>2</sup>
  
- Swimming - 12m x 6m

## LOCAL TAXES

**Taxe foncière: 2427 EUR**

## NOTES