LEGGETT
IMMOBILIER INTERNATIONAL

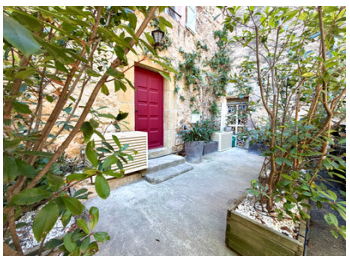
www.frenchestateagents.com

Ref: A46530JTO83 Price: 425 000 EUR

agency fees to be paid by the seller

Charming stone village house with panoramic views in the heart of Callian

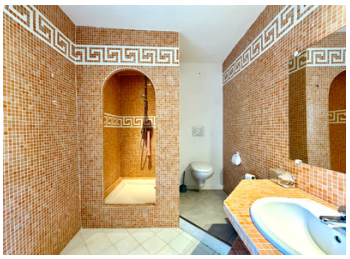














INFORMATION

Town:	Callian
Department:	Var
Bed:	4
Bath:	3
Floor:	125 m2
Plot Size:	8 m2

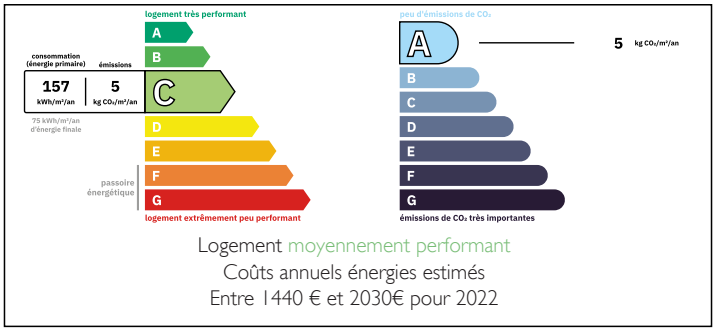
IN BRIEF

Located in the heart of the charming hilltop village of Callian (83440), this characterful stone village house offers authentic Provençal charm with modern comforts. The property features a bright open-plan living area with a fitted kitchen, dining space and lounge with a wood-burning fireplace, opening onto a delightful terrace ideal for al fresco dining.

The house offers four bedrooms, three bathrooms, a versatile attic with conversion potential (subject to the necessary permissions), a laundry area, garage and workshop. The principal suite enjoys an en-suite shower room and stunning panoramic views over the surrounding countryside.

Benefiting from air conditioning throughout and within walking distance of shops, cafés and restaurants, this is an ideal permanent home, holiday retreat or investment in one of the Var's most picturesque villages.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1440 € et 2030€ pour 2022

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46530JTO83 Price: 425 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Situated in the picturesque hilltop village of Callian, this delightful stone village house combines authentic Provençal character with modern comfort, offering a wonderful opportunity to own a home in one of the Var's most sought-after villages.

The main entrance opens onto a welcoming open-plan living area featuring a fitted kitchen, dining space and a cosy lounge centred around a wood-burning fireplace insert. Just outside, a charming terrace provides the perfect setting for al fresco dining, morning coffee or evening aperitifs while enjoying the relaxed Provençal lifestyle.

The first floor offers two comfortable bedrooms and a shower room, while the second floor is dedicated to an elegant principal suite complete with an en-suite shower room and fabulous panoramic views across the surrounding countryside and village rooftops. At the top of the house, a spacious attic (grenier) provides exciting potential for conversion into additional accommodation, a studio or home office, subject to the necessary permissions.

On the lower ground floor, a separate staircase leads to a versatile level comprising a bedroom, bathroom, WC and laundry room, making it ideal for welcoming guests, creating independent accommodation or working from home. A further staircase descends to a generous garage and workshop, a rare and highly desirable feature in the centre of a Provençal village.

Full of original charm, this character property benefits from air conditioning throughout, blending traditional features with modern convenience. Ideally located within walking distance of Callian's cafés, restaurants, shops and weekly market, this is an exceptional home for those...