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## 4 Bedroom Villa With Guest House And Panoramic Views - Callas

Callas , Var , Provence-Alpes-Cote-d'Azur



**€950,000**

inc. of agency fees

4 Beds

185 sqm

Located only 10min walk from the village of Callas, this beautiful villa offers peace and luxury with fantastic views. 'La Colette'...

### At a Glance

**Reference** MFH-  
PROHWCL84704273

**Bed** 4

**Near to** Callas

**Pool** Yes

**Price** €950,000

**Hab.Space** 185 sqm

**Land Tax** N/A

### Property Description

Located only 10min walk from the village of Callas, this beautiful villa offers peace and luxury with fantastic views.

‘La Colette’ offers you a villa of approximately 180m<sup>2</sup> with: entrance hall, large living room with fireplace, beautiful kitchen and veranda, 2 bedrooms with shower room.

Upstairs you will find the master suite with dressing room and balcony, a large terrace and a fourth bedroom with shower room.

Covered terrace, utility room and multiple storage areas. A 52m<sup>2</sup> guest house or caretaker's cottage with parking. Beautiful Provencal garden of 7000m<sup>2</sup> with 125 old olive trees, a beautiful saltwater swimming pool and a tennis court (in need of renovation).

Quality property in a magnificent setting!

Summary

Property type:	House
Bedrooms:	4
Price	€950,000

Key Information

Internal Area:	185 sqm
Number of	1
Fireplaces:	
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air	
Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



## Gallery

















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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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