

[Click to view MFH-PROZ84279743](#)

Villa With Studio, Pool, Views And Walking Distance To The Village

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



€459,800

inc. of agency fees

3 Beds 112 sqm 0.25 ha

Magnificent location for this traditional villa dating from 1991, comprising a main villa 112sqm , an independent apartment 34sqm and the garage 24sqm. Set in 2504sqm of enclosed grounds...

At a Glance

Reference	MFH-PROZ84279743	Near to	Callas	Price	€459,800
Bed	3	Pool	Yes	Hab.Space	112 sqm
Land	0.25 ha			Land Tax	N/A

Property Description

Magnificent location for this traditional villa dating from 1991, comprising a main villa 112sqm , an independent apartment 34sqm and the garage 24sqm.

Set in 2504sqm of enclosed grounds planted with olive trees.

Situated 550 m from the village centre, in a quiet area with lovely open views.

The villa comprises:

Entrance hall with separate wc - double living room (lounge and dining room) with fireplace - fitted kitchen (access to two pleasant terraces) - 3 bedrooms - 1 bathroom.

Independent apartment comprising :

Living room with open-plan fitted kitchen - attic mezzanine - 1 shower room - 1 separate wc.

Outbuildings:

Garage - car park

Very attractive 8x4 hull swimming pool area with terrace.

You'll love this property, set in leafy surroundings with views and just 550m from the village and its shops.

A VISIT IS ESSENTIAL.

Please do not hesitate to contact us for further information. We are at your entire disposal.

Summary

Property type:	Village house
Bedrooms:	3
Price	€459,800

Key Information

Year Built:	1991
Internal Area:	112 sqm
Land Area:	0.25 ha
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

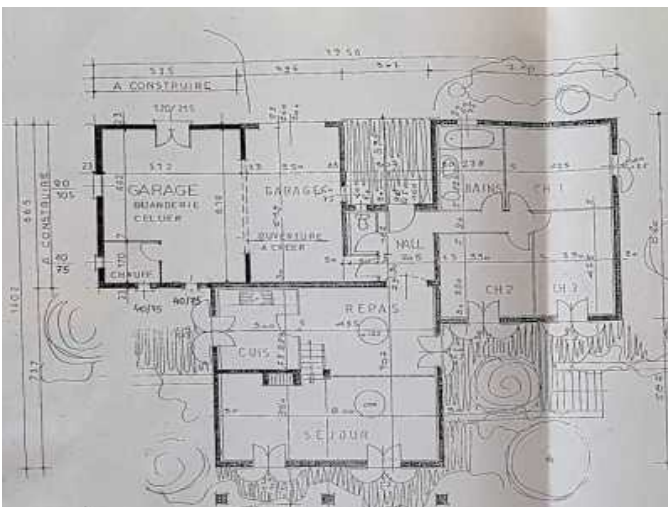
Location: Provence-Alpes-Cote-d'Azur



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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 calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates