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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 |

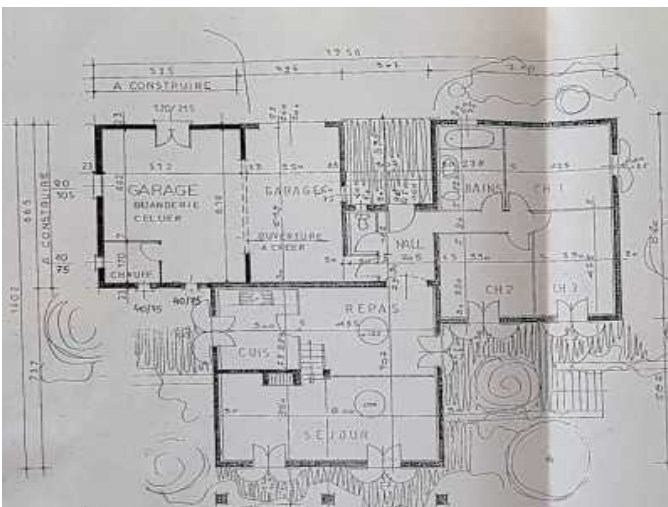
Location: Provence-Alpes-Cote-d'Azur



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

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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

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