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## Beautiful Old Bergerie With Swimming Pool - Callian

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



# €695,000

inc. of agency fees

3 Beds      145 sqm      0.26 ha

A few minutes from the village of Callian, discover this Provençal property of approx. 165 m<sup>2</sup> with open view of the garden. This beautiful old Bergerie which dates from the 18th century and was renovated...

### At a Glance

**Reference** MFH-  
PROHWCL85125710

**Bed** 3

**Land** 0.26 ha

**Near to** Callian

**Pool** Yes

**Price** €695,000

**Hab.Space** 145 sqm

**Land Tax** N/A

### Property Description

A few minutes from the village of Callian, discover this Provençal property of approx. 165 m<sup>2</sup> with open view of the garden.

This beautiful old Bergerie which dates from the 18th century and was renovated in 1960 and extends in

2007 is situated in a beautiful setting with 30 old olive trees.

This bright single-storey villa offers : an entrance with cupboard/wardrobe, a living room with fireplace, a fitted kitchen semi-open to a dining room, a master bedroom with shower room, an office/extra bedroom , 2 bedrooms as well as a bathroom with shower.

A garage and a laundry room complete this property.

The wooded garden of 2620 m<sup>2</sup> benefits from a beautiful swimming pool area, olive trees and a barbecue area.

Less than an hour from Nice airport.

## Summary

Property type:	House
Bedrooms:	3
Price	€695,000

## Key Information

Internal Area:	145 sqm
Land Area:	0.26 ha
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

## Location: Provence-Alpes-Cote-d'Azur



## Gallery









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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.

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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.

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