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## Duplex Flat With Swimming Pool In Callian

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



**€158,000**

inc. of agency fees

2 Beds

44.68 sqm

OFFER ACCEPTED Situated in a very pretty, secure estate covering more than 5 hectares, fully equipped with a beautiful double pool, plus a paddling pool area, spa centre and plenty...

### At a Glance

Reference MFH-PROZ85156472

Near to Callian

Price €158,000

Bed 2

Pool No

Hab.Space 44.68 sqm

Land Tax N/A

### Property Description

" OFFER ACCEPTED "

Situated in a very pretty, secure estate covering more than 5 hectares, fully equipped with a beautiful double pool, plus a paddling pool area, spa centre and plenty of parking. as well as plenty of parking.

Just a few minutes from the village centre and its shops.

Very attractive T3 duplex flat, measuring 44.68m<sup>2</sup> (loi carrez).

It comprises on the ground floor:

Entrance porch - living room with fitted kitchen area (giving access to a terrace) - 1 separate toilet.

**1st floor:**

2 bedrooms with mezzanine (one with access to a second terrace) - 1 bathroom and wc .

The charges of 250€/month include (water, electricity, access to the estate, etc ... )

To discover Absolutely.

Do not hesitate to contact us for further information, we are at your entire disposal.

## Summary

Property type: Countryside house  
Bedrooms: 2  
Price: €158,000

## Key Information

Year Built: 2008  
Internal Area: 44.68 sqm

Property Features:

- Air-conditioning

Has Air Conditioning? Yes

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



## Gallery







As Featured in

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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.

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