

[Click to view MFH-PROHWCL85423551](#)

Charming Stone Village House For Sale - Callian

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



€499,000

inc. of agency fees

5 Beds 151.88 sqm 0.2 ha

This charming old stone house, situated in the picturesque village of Callian, is a rare opportunity for those seeking a property...

At a Glance

Reference MFH-PROHWCL85423551

Bed 5

Land 0.2 ha

Near to Callian

Pool No

Price €499,000

Hab.Space 151.88 sqm

Land Tax N/A

Property Description

This charming old stone house, situated in the picturesque village of Callian, is a rare opportunity for those seeking a property with character and versatility. The house is set on nearly 2000m² of land and is within walking distance of all local amenities.

Currently the house is divided into three independent apartments. The top-floor apartment features a cozy salon with beautiful views and a fireplace, creating a warm and inviting atmosphere. It also includes a fully equipped kitchen, two comfortable bedrooms, and a well-appointed bathroom.

On the middle floor, the apartment offers an open-plan layout with a salon with fireplace that incorporates a sleeping area. There is an additional bedroom for added privacy and a bathroom equipped with a shower.

The bottom-floor apartment offers a large open terrace with panoramic views of the surrounding countryside. It also features a covered sitting area, perfect for entertaining or enjoying outdoor moments. Inside, the apartment includes a salon with an open kitchen, a small bed area, and a shower room.

Additionally, the property comes with a garage, providing ample parking and storage space. The land offer plenty of opportunities for gardening, relaxation, or further development.

With its excellent location and flexible living arrangements, this stone house is perfect for use as a family home, a rental property, or both. Don't miss the chance to own a home in this charming village, offering character and potential.

Summary

Property type:	House
Bedrooms:	5
Price	€499,000

Key Information

Internal Area:	151.88 sqm
Land Area:	0.2 ha
Number of Fireplaces:	1
Property Features:	
•	Fireplace

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved