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## Quiet Villa With Pool Close To The Shops - Callian

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



# €1,295,000

inc. of agency fees

5 Beds      296 sqm      0.51 ha

Located in a quiet area and close to the Golf de Terre Blanche and the shops, this beautiful house is the ideal place to spend your holidays, or to settle down in the canton of Fayence. The villa of almost...

### At a Glance

**Reference** MFH-  
PROHWCL7243420

**Bed** 5

**Land** 0.51 ha

**Near to** Callian

**Pool** Yes

**Price** €1,295,000

**Hab.Space** 296 sqm

**Land Tax** N/A

### Property Description

Located in a quiet area and close to the Golf de Terre Blanche and the shops, this beautiful house is the ideal place to spend your holidays, or to settle down in the canton of Fayence.

The villa of almost 300 m<sup>2</sup> boasts an entrance with cathedral ceiling, a large living room with a cosy fireplace

and a dining room, followed by spacious and bright kitchen with pantry.

The master bedroom is on the ground floor and offers a shower room and a dressing room. The second bedroom on this level is currently used as a library/office.

The upstairs hallway leads to three other bedrooms and another shower room.

Tastefully build and decorated by its current owner, you will be charmed by the volumes and the high quality materials.

The fenced garden of over 5000 m<sup>2</sup> is facing south-west. You will enjoy the sun all year round. The 12mx5m salt pool offers a beautiful view towards the forest.

Petanque ground, triple garage and a large basement. Floor heating via heat pump.

The septic tank is up to standard!

## Summary

Property type:	House
Bedrooms:	5
Price	€1,295,000

## Key Information

Year Built:	2007
Internal Area:	296 sqm
Land Area:	0.51 ha
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

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



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