

[Click to view MFH-PROHWCL7243420](#)

Quiet Villa With Pool Close To The Shops - Callian

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



€1,450,000

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 €1,450,000

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 m² 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 m² 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	€1,450,000

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



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