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## Charming Villa Of 220m2 On 5700m2 - Callian

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



# €795,000

inc. of agency fees

5 Beds      220 sqm      0.57 ha

Charming villa of 220m2 offering 5 bedrooms in total. There are 3 bedrooms in the main house and a further 2 guest suites in the courtyard, the perfect set-up for a large family or rental income. In the...

### At a Glance

**Reference** MFH-  
PROHWCL7236397

**Bed** 5

**Land** 0.57 ha

**Near to** Callian

**Pool** Yes

**Price** €795,000

**Hab.Space** 220 sqm

**Land Tax** N/A

### Property Description

Charming villa of 220m2 offering 5 bedrooms in total.

There are 3 bedrooms in the main house and a further 2 guest suites in the courtyard, the perfect set-up for a large family or rental income.

In the main house is a generous entrance, large sitting/dining room with fireplace and french doors leading outside. The country style kitchen leads down to the cellar or outside onto the breakfast terrace.

The bedroom wing has a master suite, an office OR 6th bedroom and a large bathroom with 2 sinks, bath and toilet.

There is also a guest toilet at the bottom of the stairs.

Upstairs are 2 huge interconnecting bedrooms, a children's paradise!

Outside are two independent guest rooms each with their own shower rooms and toilets.

The covered dining area in the courtyard under the magnolia tree is the perfect place to entertain.

The diffazur pool is 12mx5m and is nestled amongst the numerous olive trees. There is a garage and a car port next to the house.

A really unique property with huge potential within walking distance of Callian village and only 45 minutes from Nice airport.

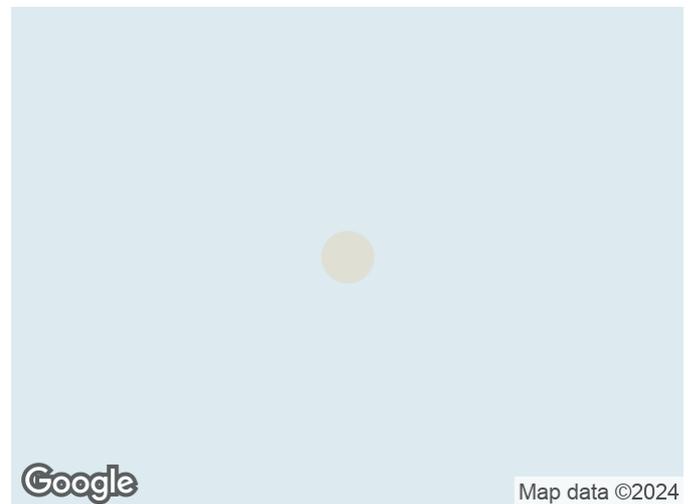
## Summary

Property type:	House
Bedrooms:	5
Price	€795,000

## Key Information

Year Built:	1972
Internal Area:	220 sqm
Land Area:	0.57 ha
Number of Fireplaces:	1
Property Features:	
• Car port	
Swimming Pool?	Yes

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



## Gallery









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**C. BAUER – Sunday Times**

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