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## Recent House With View Walking Distance To The Village - Callian

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



# €697,000

inc. of agency fees

4 Beds      200 sqm      0.21 ha

This house offers a beautiful view and is located a few steps from the picturesque village of Callian, its shops and restaurants. Built in 2002, its entrance serves a living room with reading area, a...

### At a Glance

**Reference** MFH-  
PROHWCL82915670

**Bed** 4

**Land** 0.21 ha

**Near to** Callian

**Pool** No

**Price** €697,000

**Hab.Space** 200 sqm

**Land Tax** N/A

### Property Description

This house offers a beautiful view and is located a few steps from the picturesque village of Callian, its shops and restaurants.

Built in 2002, its entrance serves a living room with reading area, a dining room and open kitchen with a

pantry. The many windows and doors offer a beautiful luminosity, as well as a pleasant view to enjoy from your sofa. The terrace with awning and view hosts a large table, perfect spot to enjoy a meal with family or friends. At the same level you have an office, as well as the master bedroom with bathroom.

The large open staircase takes you upstairs where a paint studio is currently located. The space is large enough to accommodate two bedrooms and a bathroom. Everything is already present - sheaths, water supply etc.

On the ground floor you will find another en-suite bedroom, with direct access to the garden.

The 2100m<sup>2</sup> plot is beautifully landscaped with olive trees and Mediterranean plants. The terraces are well appointed to accommodate a pool. In addition you have a source of 9m<sup>3</sup> which is used to water the garden.

Electric gate, carport, boiler room, barbecue.

## Summary

Property type:	House
Bedrooms:	4
Price	€697,000

## Key Information

Year Built:	2002
Internal Area:	200 sqm
Land Area:	0.21 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Has Air Conditioning?	Yes
Has Alarm	Yes

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



## Gallery







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