

Immaculate 5 bedroom villa with swimming pool.



INFORMATION

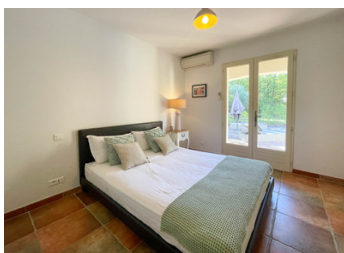
Town:	Callian
Department:	Var
Bed:	5
Bath:	3
Floor:	198 m2
Plot Size:	5234 m2

IN BRIEF

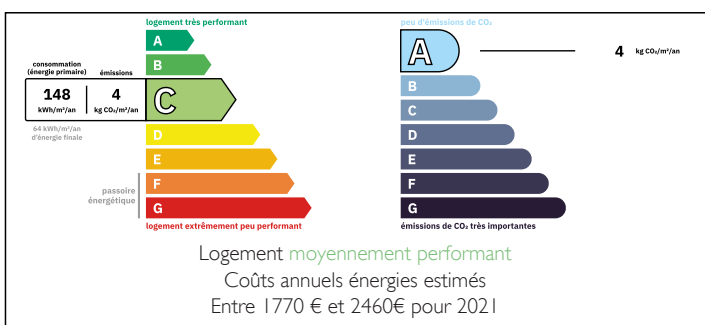
A beautiful villa, situated in a quiet residential area. The property has 4 bedroom in the main house, with a 1 bedroom guest suite which can be independently accessed.

The kitchen has been recently renovated and leads out to the swimming pool and terrace.

The property benefits from air-conditioning, an open fireplace and high ceilings with exposed beams.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The villa is gated, with a car port, garage and a parking area for several cars.

Upon entering the house, there is a large open plan living space with doors opening onto the garden and swimming pool. The lounge has an open fire place, with a separate dining area. The kitchen has been recently fitted and has a beautiful island, with doors leading to an outside eating area.

There is also a back kitchen / laundry room.

A door leads into the guest suite, which can also be accessed independently. There is a large space which is currently used as a games room, a double bedroom and a shower room.

Continuing in the main house, there is a guest WC, a bedroom with doors to the garden and the master suite with ensuite bathroom.

Upstairs, there are two bedrooms with a shared shower room.

Outside, there is a large swimming pool and a covered dining area. The garden measures 5234m² and is very peaceful with lots of trees.

This would make a lovely family home or holiday home.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>