

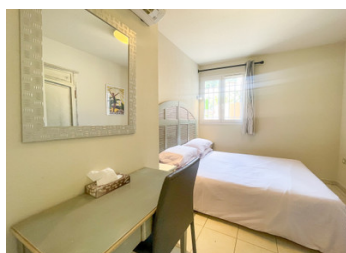
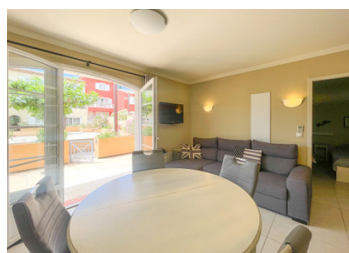
Immaculate 2 bedroom apartment with large terrasse, swimming pool and parking.

EXCLUSIVE



INFORMATION

Town:	Callian
Department:	Var
Bed:	2
Bath:	1
Floor:	47.48 m2
Outside Space:	30 m2



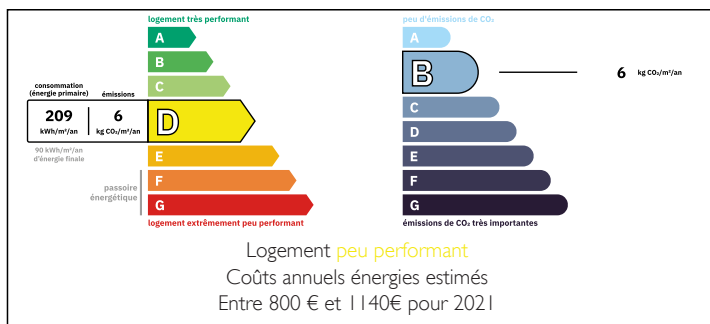
IN BRIEF

Situated within a gated domaine, close to the village of Callian, this 47m2 apartment is situated on the ground floor and has a large west facing private terrasse.

The property benefits from reversible air-conditioning and a private parking space.

There are two outdoor swimming pools within the domaine, as well as a laundrette and (payable) gym.

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.



DESCRIPTION

The apartment has an open plan living room with fully fitted kitchen, two bedrooms, a storage cupboard and a large shower room.

The apartment is on the ground floor with access to a large private terrasse measuring 29,5m2.

The apartment is west facing, so benefits from the sun for almost all of the day.

There is a private parking space in the underground garage.

This apartment has a good rental history, so would make an ideal investment.

Within the domaine, there are 2 outdoor swimming pools, 1 indoor pool and a snack bar. There is a laundrette and a (payable) gym.

The monthly fees are €250, which includes electricity, water and access to the swimming pool.

Co-owned building of 350 units
Provisional annual charges: 3000€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES