

Stunning 5 bed, newly renovated villa with fabulous views. Situated within walking distance of the village.



## INFORMATION

Town:	Callian
Department:	Var
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	3850 m2

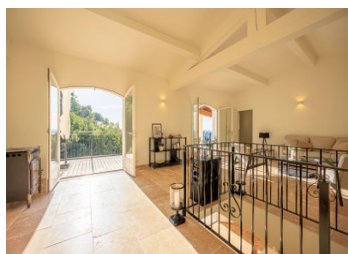
## IN BRIEF

A beautiful property with panoramic views towards the historic village of Callian and the valley beyond. It has been renovated with quality materials and is ready to move in!

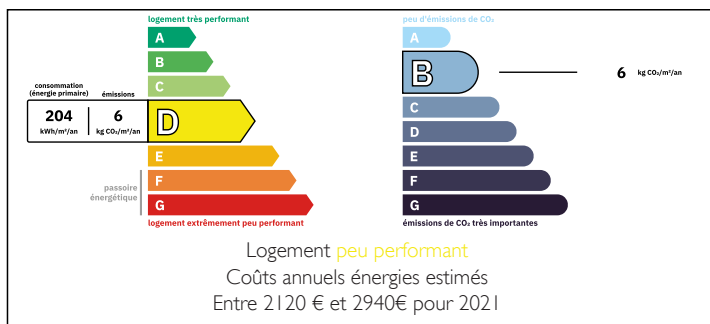
198m2 of habitable space and approximately 4000m2 of terraced garden, this is a rare property which should not be missed.

Planning permission granted for a swimming.

The property benefits from Underfloor heating, a wood burner and is connected to mains drains.



## 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 foncière: 2700 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A gated, tree lined entrance leads to the property, where there is parking for several cars and a double garage.

The main entrance opens into an open plan living space and dining area, which benefits from a wood burner and underfloor heating.

Doors open onto a large terrace with panoramic views.

There are two bedrooms, one with an en-suite bathroom and a separate shower room plus an office on this level.

On the garden level, there is a large kitchen with doors opening onto the terrace and garden. There are two bedrooms which share a shower room, a laundry room and another WC with shower.

There is planning permission to add a swimming pool.

In the basement, there is a storage room and wine cellar.

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