

Spacious 4 bedroom villa with large heated swimming pool and double garage

EXCLUSIVE



INFORMATION

Town:	Callian
Department:	Var
Bed:	4
Bath:	3
Floor:	193 m ²
Plot Size:	3100 m ²

IN BRIEF

This fabulous 4-bedroom villa is set in a peaceful residential area, just a short walk from local amenities. Designed for both comfort and family living, the property offers spacious interiors and a wealth of outdoor features.

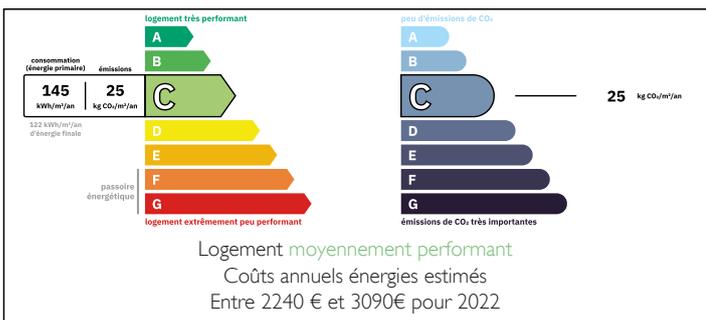
Inside, the villa comprises:

- 4 generous double bedrooms and 3 bathrooms
- A bright study area, ideal for working from home
- A welcoming dining room and cozy lounge with wood-burning stove
- A fully enclosed veranda for year-round enjoyment
- A separate, well-equipped kitchen
- A practical laundry room and a double garage

Outdoors, the villa is perfect for entertaining and relaxation, featuring:

- A large heated swimming pool with covered seating area

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

A gated entrance welcomes you to this charming villa, offering parking for several cars along with a double garage.

The main entrance opens into a bright hallway, leading to a generous dining room with a working fireplace and direct access to the veranda. From here, sliding glass doors open the full length of the space, creating a seamless indoor-outdoor living area. The separate, fully equipped kitchen also connects to the veranda, making it perfect for both family meals and entertaining.

The ground floor further features a cozy living room with a wood-burning stove and garden access, two comfortable bedrooms, a shower room, and a separate guest WC.

Upstairs, you'll find two additional bedrooms, a bathroom, a shower room, and a separate WC, along with a versatile space ideal as an office or reading nook.

The house measures 163m² of heated habitable space plus the 29m² enclosed veranda.

The room dimensions are as follows

- Living room - 28m²
- Dining room - 30m²
- Enclosed veranda - 29m²
- Bedroom 1 - 12m²
- Bedroom 2 - 11m²
- Bedroom 3 - 13m²
- Bedroom 4 - 11m²
- Office / mezzanine - 15m²

- Garage - 38m²
- Workshop - 15m²
- Laundry room - 18m²

- Swimming - 12m x 6m

LOCAL TAXES

Taxe foncière:	2427 EUR
Taxe habitation:	EUR

NOTES