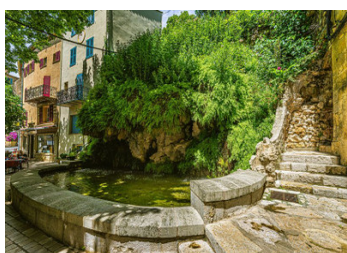
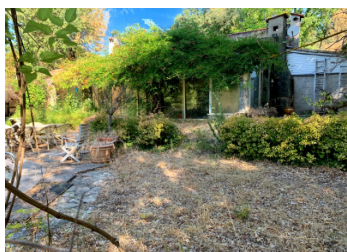
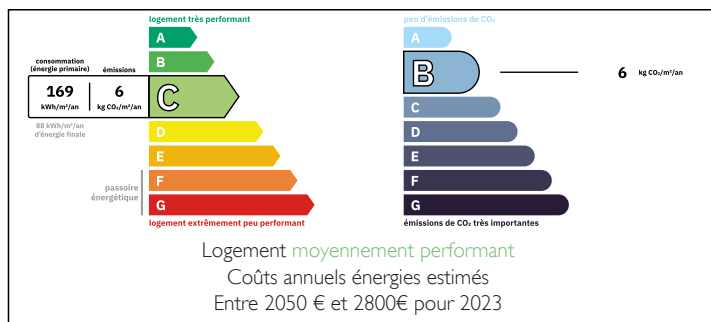


A 132-square-meter Provençal villa set on 2,740 square meters of landscaped grounds

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Callian |
| Department: | Var     |
| Bed:        | 3       |
| Bath:       | 1       |
| Floor:      | 132 m2  |
| Plot Size:  | 2740 m2 |

## IN BRIEF

Single-story villa – 132 m<sup>2</sup> – 3 bedrooms – Level lot with pool

In a highly sought-after neighborhood just a few minutes from the village of Callian, this ideally located 132 m<sup>2</sup> villa with a pool is surrounded by nature and nestled in a quiet setting.

The villa's entryway leads to a spacious living-dining room of over 50 m<sup>2</sup> with a fireplace, opening onto a south-facing veranda. You'll also find a spacious kitchen with a pantry, a bathroom, and a separate toilet.

The sleeping area features 3 bedrooms, one of which includes an en-suite shower room.

Outside, the fully fenced 2,740 m<sup>2</sup> lot is adorned with mature trees and beautiful landscaping. A garage completes this property, which combines tranquility, space, and proximity to all that Callian has to offer.

This property is in need of some updating.

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

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This property is in need of some updating. Don't wait—come see it today...

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

## LOCAL TAXES

**Taxe foncière: 1982 EUR**

## NOTES