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## Charming Village House With Garden And Panoramic Views

Callian , Var , Provence-Alpes-Cote-d'Azur



# €395,000

inc. of agency fees

3 Beds      130 sqm      0.06 ha

Exclusive Sale We've fallen in love with this charming stone village house, with a floor area of 130sqm. With a 590sqm garden, entirely enclosed and planted with olive trees, vines,...

### At a Glance

<b>Reference</b>	MFH-PROZ84997422	<b>Near to</b>	Callian	<b>Price</b>	€395,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### Property Description

"Exclusive Sale"

We've fallen in love with this charming stone village house, with a floor area of 130sqm.

With a 590sqm garden, entirely enclosed and planted with olive trees, vines, actinidia (kiwi), above-ground swimming pool and garden shed.

Situated on the edge of the village, with magnificent panoramic views over the region.

It comprises on the garden level :

Double living room with fireplace and bar area, giving access to a pergola terrace and the garden.

**Ground floor:**

Beautiful living room in veranda with panoramic view - fitted kitchen with dining room - storeroom - separate wc .

**1st floor:**

Master bedroom with fitted wardrobes, shower room and wc - terrace overlooking the village.

**2nd floor:**

1 bedroom - with fitted wardrobes - 1 shower room and laundry area - 1 separate wc .

**3rd floor:**

1 large attic bedroom - cupboards .

A must-see ...

Do not hesitate to contact us for further information, we are at your entire disposal.

## Summary

Property type:	Village house
Bedrooms:	3
Price	€395,000

## Key Information

Internal Area:	130 sqm
Land Area:	0.06 ha
Number of Fireplaces:	1
Property Features:	
•	Fireplace

## Location: Provence-Alpes-Cote-d'Azur



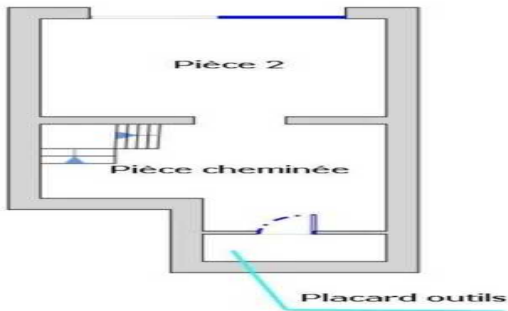
## Gallery







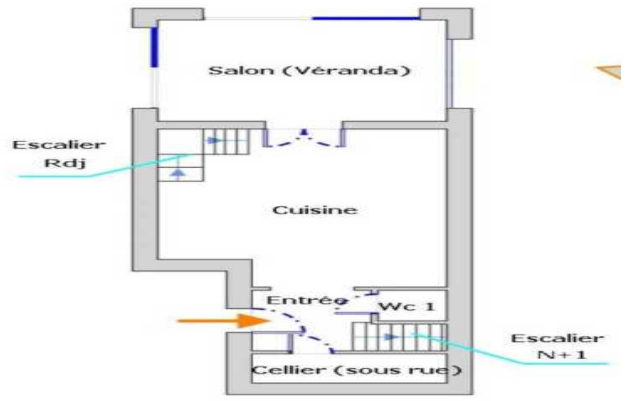
Terrasse



--- Rez de jardin ---

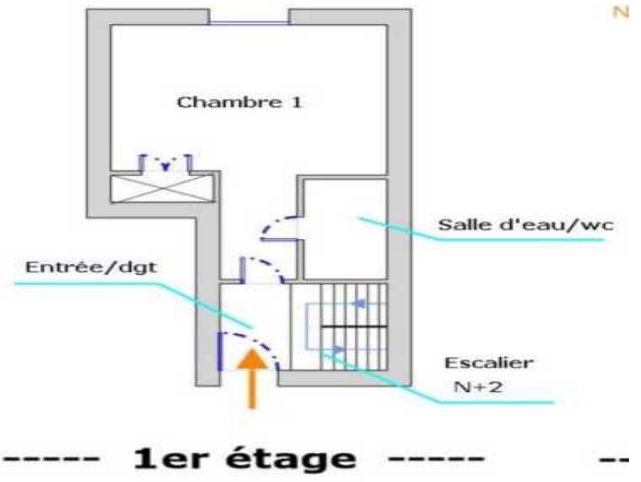


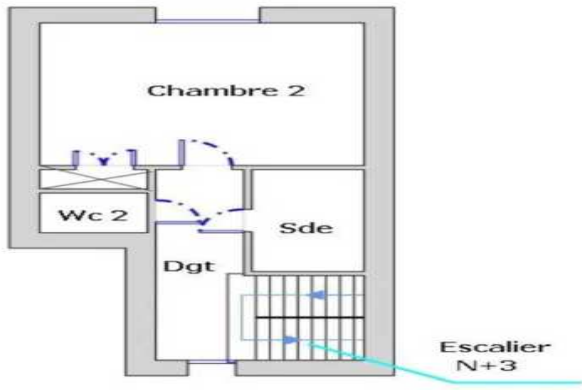




----- Rez de chaussée -----







--- 2ème étage -----



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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