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## Village House With Terrace - Callian

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



# €395,000

inc. of agency fees

2 Beds

113 sqm

SOLE AGENT - Discovers this charming spacious village house of 113 m<sup>2</sup> living area with terrace of 6 m<sup>2</sup> offering a nice view of the surrounding hills and the valley. On 3 levels, the villa consists of...

### At a Glance

**Reference** MFH-  
PROHWCL8068864

**Bed** 2

**Near to** Callian

**Pool** No

**Price** €395,000

**Hab.Space** 113 sqm

**Land Tax** N/A

### Property Description

SOLE AGENT - Discovers this charming spacious village house of 113 m<sup>2</sup> living area with terrace of 6 m<sup>2</sup> offering a nice view of the surrounding hills and the valley.

On 3 levels, the villa consists of an entrance, a living space with open kitchen with fireplace, a dining area open into a living. Upstairs, you can find a second living with fireplace. 2 bedrooms, 2 shower rooms, office

area.

A cellar in the basement completes this property.

The house is in very good condition.

Nestled in the heart of the village of Callian and close to car parks, shops, schools and restaurants.

Only one hour from Nice airport.

To visit !

## Summary

Property type: House  
Bedrooms: 2  
Price: €395,000

## Key Information

Year Built: 1700  
Internal Area: 113 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

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



## Gallery







As Featured in

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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**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

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**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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