

Quiet villa with pool close to local amenities- Callian

Price : € 1.690.000

Rooms : 8
Views : Forest

Bedrooms : 6
Land Area : 9300m²

Bathrooms : 3
Reference ID : 6051175 / F4657

Sqft : 324 m²

Type : House

SOLD BY WRETMAN ESTATE

In a quiet area and just few minutes from the shops, discover this superb property of approximately 330 m² overlooking the the forest.

Built in 2011 on 3 levels, the villa offers on the ground floor : an entrance, a spacious and bright living room high ceilings and a fireplace, a dining area, a vast and equipped open kitchen with cellar, access to a covered terrace with BBQ. Laundry room and garage.

Two of the six bedrooms are located on the main floor. They are both en-suite with shower rooms.

From the living room, you can access the mezzanine with its office area, which leads to the spacious and bright master bedroom with bathroom, dressing and private balcony.

The property also offers a two bedroom apartment with living room and open fitted kitchen, bathroom and terrace. It is located on the ground floor but benefits a private entrance.

The six and last bedroom with shower room is accessible via a second staircase.

Below, you will find a second spacious garage that can fit at least three car and a workshop.

The land of 9300 m² offers a heated swimming pool, summer kitchen. Workshop. Chalet.

Quality materials are used to build this charming property which is also highly preferment house with very low electricity consumption.

The septic tank is upgraded.

Features :

Fireplace	Double glazing	Barbecue	Swimming pool
Home automation	Electric gate		

Area`s:

1 House	1 Entrance	1 Living room/dining area	1 Equipped kitchen
3 Bedroom	1 Master bedroom	1 Study	2 Shower room
1 Apartment	1 Living room/dining area	1 Equipped kitchen	2 Bedroom
1 Shower room	1 Terrace	2 Garage	1 Workshop
1 Summer kitchen	1 Land		

Nearby:

Airport (57 km)

Energy - Conventional consumption Class : A
Energy - Emissions estimate Class : A

Energy - Conventional consumption : 12 kWh/m².year
Energy - Emissions estimate : 1 kg éqCO₂/m².year

See more

<https://azurpavillon.com/real-estate/listing/quiet-villa-with-pool-close-to-local-amenities-callian-6051175>