

# Renovated villa with panoramic view - Callian

Price : € 899.000



**Rooms :** 6

**Views :** Hills, Village

**Bedrooms :** 4

**Land Area :** 4312m<sup>2</sup>

**Bathrooms :** 3

**Reference ID :** 85433619 / F6683

**Sqft :** 197 m<sup>2</sup>

**Type :** House

A few steps from the village of Callian, discover this completely renovated villa of approx. 197 m<sup>2</sup> which benefits from a breathtaking panoramic view.

The villa offers an entrance, a bright double living room with stove, with access to a sunny terrace with view, a vast equipped kitchen, a bedroom with bathroom, a second bedroom with shower room, as well as 2 other bedrooms and a shower room.

You can also find a room that can be converted into an additional bedroom, a laundry room, a garage and a large basement with cellar.

The property is located on a plot of 4000 m<sup>2</sup> and has a purged permit for an infinity pool.

## Features :

Double glazing

## Area`s:

1 Land	1 Entrance	2 Living room/dining area	1 Kitchen
4 Bedroom	1 Bathroom	2 Shower room	1 Terrace
1 Laundry room	1 Garage	1 Basement	1 Cellar
1 Other			

**Nearby:**

Airport (60 minutes)

Highway (15 metres)

Shops

Primary school

Golf (10 minutes)

Lake (10 metres)

Sea (30 minutes)

On main road

**Energy - Conventional consumption Class : D**

**Energy - Emissions estimate Class : B**

**Electricity : 1**

**Land Value Tax : 3.100 € / year**

**Energy - Conventional consumption : 204 kWh/m<sup>2</sup>.year**

**Energy - Emissions estimate : 6 kg éqCO<sub>2</sub>/m<sup>2</sup>.year**



See more

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