

Price on request

Buying apartment

4 rooms

Surface : 75 m²

Surface of the living : 17 m²

Exposition : Sud

View : Village

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

Features :

Conduit de cheminée, Double vitrage bois,
Chauffage électrique, Calm, Porte blindée,
Chauffe eau électrique, Volets battants
bois, 1 cave en pierre voutée,
Stationnement à proximité

2 bedroom

1 bathroom

2 WC

3 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

03/11/2025 - Prix T.T.C



Apartment 497V158A Callian

Mandate 3800 "PRICE DROP - PERFECT FOR RENTAL INVESTMENT"

Exclusively available, ideally located in the heart of the charming village of CALLIAN, this delightful 4-room apartment in a village house with a living area of 75.44 m² (Carrez law) includes: On the ground floor: an entrance, a bathroom with toilet, a staircase, and a large vaulted stone cellar. On the first floor: an open fitted kitchen with a pantry, a toilet, and a spacious living room of 17.92 m² with a flue for a fireplace or stove. On the second floor: a landing with a closet, two bedrooms including one with a walk-in closet (15.56 m² and 13.26 m²). No condominium fees
Features and amenities: wooden frames with double glazing, electric heating, electric water heater (installed in 2024), wooden shutters, a large vaulted stone cellar of 30.74 m², two underground cellars of 29 m² and 9.40 m², parking located directly nearby with the possibility of temporary parking right in front of the apartment. Léonard de Vinci Middle School: 7.2 km (12 minutes) Elementary school: 400 m (2 minutes) Pharmacy: 850 m (2 minutes) VIVAL: 300 m (2 minutes) E Leclerc: 3.8 km (10 minutes) La Bastide De Callian Clinic: 1.5 km (6 minutes) Terre Blanche Golf: 4.8 km (11 minutes) A8 Highway: 16 km (20 minutes) Nice

