

## Price on request

**Buying house**

**4 rooms**

**Surface : 75 m²**

**Surface of the living : 17 m²**

**Exposition : Sud**

**View : Village**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

### Features :

Conduit de cheminée, Double vitrage bois, Chauffage électrique, Calm, 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

21/12/2025 - Prix T.T.C



## House 497V954M Callian

Mandate 3800 " PRICE DROP - IDEAL FOR RENTAL INVESTMENT " Exclusively listed, ideally located in the heart of the charming village of CALLIAN, this delightful 4-room village house with a living area of 75.44 m² Carrez includes: On the ground floor: an entrance, a bathroom with toilet, a staircase, and a large vaulted stone cellar. On the first floor: an equipped open kitchen with a pantry, a toilet, and a spacious 17.92 m² living room with a flue for a fireplace or stove. On the second floor: a landing with a closet, two bedrooms, one of which has a walk-in closet (15.56 m² and 13.26 m²). No co-ownership fees Features and amenities: wooden frames with double glazing, electric heating, electric water heater (installed in 2024), wooden shutters, large vaulted stone cellar of 30.74 m², two cellars in the basement measuring 29 m² and 9.40 m², parking nearby with the possibility of temporary parking in front of the house. 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 Motorway: 16 km (20 minutes) Nice Airport: 58 km (49 minutes)

