

**Price on request**

**Contact agency**

**Agence Ferran**

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**For sale house**

**4 rooms**

**Surface : 100 m<sup>2</sup>**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,

CALM

3 bedroom

1 terrace

3 showers

3 WC

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

11/01/2026 - Prix T.T.C



### House 9257CB Callas

Charming village house in excellent condition, around 100 m<sup>2</sup> spread over 4 levels + a beautiful 22 m<sup>2</sup> south-facing terrace, perfect for enjoying sunny days. The terrace is partially covered and includes a water point. Panoramic views. Conveniently located in the center of Callas village, just 20 minutes from Draguignan and the highway. Comprising an entrance, a bedroom with shower room and toilet. Vaulted cellar of 22 m<sup>2</sup>, living room and equipped open kitchen, laundry/toilet, bedroom with closet and access to the shower room, separate toilet, large bedroom with shower room. The roof has been renovated, double glazing. Property offered by Charlotte BAEKKEL - Commercial agent EI No. 45025823100015 RSAC Draguignan No. 450258231. Information about risks related to this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Fees and charges :

