

## 2 bedroom apartment in gated domaine, Callian - ideal for an investor

EXCLUSIVE



## INFORMATION

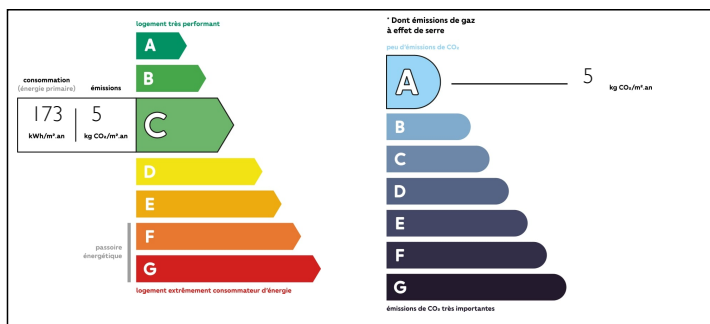
Town:	Callian
Department:	Var
Bed:	2
Bath:	1
Floor:	46 m <sup>2</sup>
Outside Space:	6 m <sup>2</sup>

## IN BRIEF

A 46,12m<sup>2</sup> 2 bedroom apartment situated in a holiday complex, close to the pretty medieval village of Callian. The apartment benefits from a 6,80m<sup>2</sup> balcony, air conditioning and wifi.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property is situated on the first floor.

The apartment consists of an open plan living room / dining room / fully fitted kitchen with an oven, dishwasher and microwave. This opens onto a 6,80m<sup>2</sup> balcony.

There is a storage cupboard in the hallway, two double bedrooms, a family bathroom and separate WC with wash hand basin.

There is also a designated parking space in the garage.

Within the domaine, there are 2 outdoor swimming pools, 1 indoor pool and a snack bar. There is a laundrette and a (payable) gym.

## NOTES

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Co-owned building of 350 units  
Provisional annual charges: 3000€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>