COLDWELL BANKER
EUROPA REALTY

House Callas 200 m²



SALE PRICE : 480 000 €

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EXCLUSIVITY

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DESCRIPTION

In the heart of the Callassian countryside stands a Bastide boasting characterful Provençal architecture, harmonizing with the lush surroundings of a 6,200 m² estate.

The 200 m² Bastide stands out with its elegant living spaces that flow seamlessly. It features a welcoming double living room, a 35 m² dining area, and an open, functional kitchen adorned in the charming colors of Provence.

The night area consists of two bedrooms, including one on the ground floor. Upstairs, a master suite features a bathroom, a dressing room, and a private 14 m² terrace, offering a serene view of the lush natural surroundings.

The cozy interior is decorated with modern materials, including large tinted stoneware tiles and recent joinery.
Beautiful bay windows flood the rooms with light, creating a harmonious continuity with the outdoors.
An office on the first floor, set beneath exposed beams, seamlessly connects the private spaces with elegant continuity.

Outside, the estate is simply magnificent. Enhanced by a beautifully landscaped park, it offers inviting outdoor relaxation areas: a 10x5 m swimming pool (in need of renovation), a 40 m² solarium, a gazebo, and terraces surrounding the Bastide, all contributing to this idyllic setting.
A preserved natural haven completes this unique environment.

The property includes various amenities, such as a spacious 80 m² basement, a beautiful entrance with a paved driveway leading to the Bastide, a garden shed, a wine cellar, and a 17 m² garage.
The estate offers additional building potential and includes a 20 m² independent studio.

Just a few minutes from local amenities and the charming villages of the region, this remarkable address ensures restorative privacy in an exceptional setting.

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FEATURES

Property type:	House	Area:	200.0 m²	Number of rooms:	7 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 83

Greenhouse gas emissions (GHG) index: B 8

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