

# Charming Stone Village House for Sale - Callian

Price : € 499.000



<b>Rooms :</b> 8	<b>Bedrooms :</b> 5	<b>Bathrooms :</b> 3	<b>Sqft :</b> 151.88 m²	<b>Type :</b> House
<b>Views :</b> Countryside	<b>Land Area :</b> 1980m²	<b>Reference ID :</b> 85423551 / F6663		

This charming old stone house, situated in the picturesque village of Callian, is a rare opportunity for those seeking a property with character and versatility. The house is set on nearly 2000m² of land and is within walking distance of all local amenities.

Currently the house is divided into three independent apartments. The top-floor apartment features a cozy salon with beautiful views and a fireplace, creating a warm and inviting atmosphere. It also includes a fully equipped kitchen, two comfortable bedrooms, and a well-appointed bathroom.

On the middle floor, the apartment offers an open-plan layout with a salon with fireplace that incorporates a sleeping area. There is an additional bedroom for added privacy and a bathroom equipped with a shower.

The bottom-floor apartment offers a large open terrace with panoramic views of the surrounding countryside. It also features a covered sitting area, perfect for entertaining or enjoying outdoor moments. Inside, the apartment includes a salon with an open kitchen, a small bed area, and a shower room.

Additionally, the property comes with a garage, providing ample parking and storage space. The land offer plenty of opportunities

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for gardening, relaxation, or further development.

With its excellent location and flexible living arrangements, this stone house is perfect for use as a family home, a rental property, or both. Don't miss the chance to own a home in this charming village, offering character and potential.

**Features :**

Fireplace

Internet

Outdoor lighting

**Area`s:**

1 Land

1 Entrance

1 Living room/dining area

1 Kitchen

2 Bedroom

1 Bathroom

1 Entrance

2 Bedroom

1 Shower room

1

1 Bedroom

1 Shower room

1 Garage

**Nearby:**

Airport (55 minutes)

Highway (20 minutes)

Town centre (1 minutes)

Movies (7 minutes)

Shops (2 minutes)

Day care

Primary school (3 minutes)

Lake (15 minutes)

Public parking (1 minutes)

Beach (40 minutes)

Supermarket (7 minutes)

**Energy - Conventional consumption Class : E**

**Energy - Emissions estimate Class : B**

**Electricity : 1**

**Energy - Conventional consumption : 285 kWh/m².year**

**Energy - Emissions estimate : 9 kg éqCO2/m².year**



See more

<https://astridsegaar-realestate.com/listing/charming-stone-village-house-for-sale-callian-85423551>