

AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

www.agenceducoin83.com

€ 1 470 000

Buying bergerie

10 rooms

Surface : 450 m²

Surface of the living : 115 m²

Surface of the land : 115000 m²

Year of construction : 2001

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : a refresh

External condition : good

Amenities :

pool, pool house, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

2 terraces

4 bathrooms

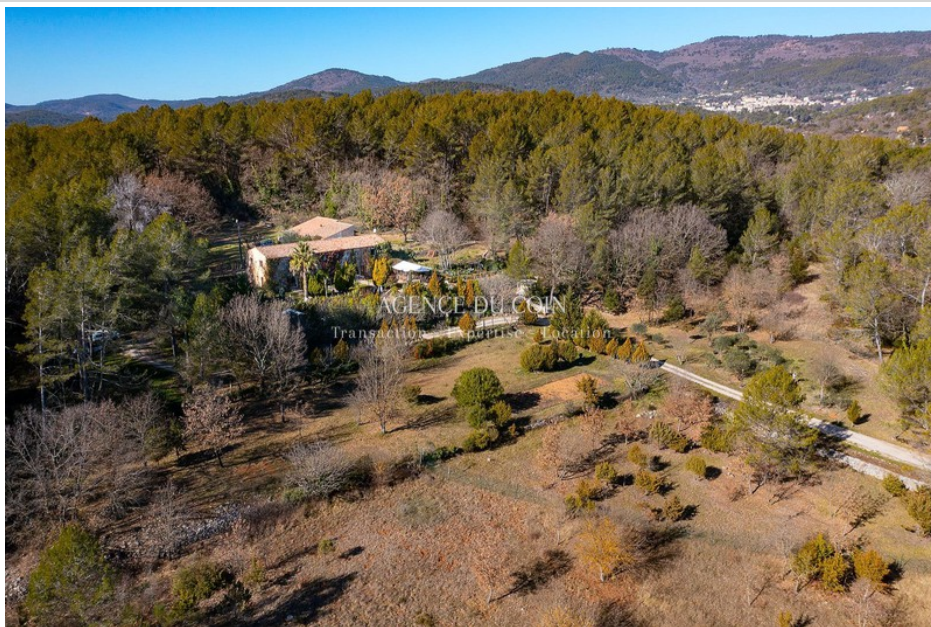
4 WC

1 garage

Fees and charges :

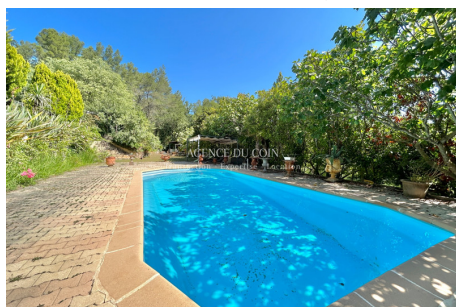
1 470 000 € fees included

03/07/2025 - Prix T.T.C



Bergerie Callas

83830 CALLAS, near Draguignan, large sheepfold of 400 m² + outbuilding of approximately 50 m² + garage 50 m², completely redone in the years 2000/2002 with 37 cm monomur-type red brick walls and stone lining (total thickness 57cm). The house is quietly located on an 11.5 hectare park, shared with wooded areas, agricultural land (4.5 hectares) and landscaped gardens around the building, connection to the Canal du Midi for watering. The landscaped area surrounding the building is embellished with a beautiful 11m x 4.5m swimming pool with pool house and summer kitchen area. This sheepfold offers large volumes with quality materials, on the ground floor, you will find a kitchen of 25 m² independent with its old style which opens onto the dining room of 40m² then a double living room of 75 m² benefiting from great heights under a crawling ceiling and dressed by a staircase and mezzanine corridor decorated with atypical ironwork. An independent room of 30 m² completes this level which can be used as a cinema or other room. The first floor is made up of 2 parts, on one side a master suite of 60m² with dressing room and bathroom, and on the other side a sleeping area with a library which gives access to two bedrooms each with its own bathroom and his toilet. The 50 m² outbuilding includes a dining room with kitchen and a bedroom with shower room. The garage of 50 m² is adjoining the outbuilding which will eventually allow it to be enlarged. The heating is managed by a geothermal



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RCS Fréjus 798 023 875 SIRET 798 02387500015

Document non contractuel - Barème de prix disponible sur notre site internet