

2 150 000 €

**Buying bergerie**  
10 rooms

**Surface of the land :** 119351 m<sup>2</sup>

**Year of construction :** 1919

**Exposure :** Sud

**View :** Campagne

**Hot water :** Electrique

**Indoor condition :** a refresh

**Outdoor condition :** good

**Cover :** tiles

**Benefits :**

Poolhouse, Bedroom on ground floor, tennis, Oliveraie, Laundry room, Automatic gate, calm, pool

7 bedroom

6 terraces

5 bathrooms

6 WC

2 garage

10 parkings

**Energy class (old measure) :** C

**Climate class :** C

Document non contractuel

26/12/2024 - Prix T.T.C



### Bergerie 1045 Callas

Beautiful property with a set of dry stone houses on 12 hectares of land with swimming pool and tennis court. The main house with living room, kitchen, 5 bedrooms, 2 bathrooms. The guest house consists of: living room with fireplace, bedroom, and mezzanine bedroom, bathroom. Guest house with bedroom, small bedroom, bathroom, covered terrace with summer kitchen. Pool house with free-form heated swimming pool. Workshop. Large garage with workshop.

Caretaker's house with kitchenette, bathroom. Unique in its kind and guaranteed to be a hit.

Fees and charges :

2 150 000 € fees included



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SIRET 85156316300019 - Garantie financière : Vallois, 110 000 € - Document non contractuel - \*prix F.A.I.