

# BY BLUE

INTERNATIONAL REALTY

Luxurious Countryside Villa in the Heart of French Riviera



Callian - 1 365 000 €

Ref. 84248361

Nestled in the serene landscapes of the Côte d'Azur, just a stone's throw from the charming medieval village of Callian, lies a haven of tranquillity and elegance.

Welcome to your dream family villa, where sophistication meets countryside charm. Spanning over an expansive 5000m<sup>2</sup> of meticulously landscaped grounds, this estate provides ample space for both relaxation and recreation.

With 5 bedrooms, 4 bathrooms and an original "Mazet" as an independant apartment, this villa meets the needs of families and guests alike.

You will discover spacious interiors with cathedral ceilings, a large fully equipped kitchen and a range of entertainment options including a billiard room, cinema room and wine cellar.

Resort-style amenities include a private tennis court, a serene fish pond and a magnificent swimming pool adorned with Balistone. Immerse yourself in the beauty of nature with a well-tended flower garden, a delightful retreat for nature lovers.

Stay fit and healthy with a dedicated gym, allowing you to exercise in the comfort of your own home. Plus the Terre Blanche Golf Resort is only 2 minutes away by car.

Just 50 minutes from Nice airport, accessibility is never compromised, making travel arrangements effortless. Don't miss the opportunity to make this exquisite country villa your home in the heart of the Côte d'Azur.

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Living area : 285 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 5330.00 m<sup>2</sup>

Exposition : South, South-west Rooms : 8

✓Swimming pool

Property tax : 2 720 €

Fees payable by vendor

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