

**269 000 €**

**Buying terrain**

**Surface : 2219 m<sup>2</sup>**

**Field appearance : Arboré**

**Exposition : Sud**

**View : Campagne**

**Amenities :**

calm, Borné



### Terrain 017 Callian

For Sale: 2200 m<sup>2</sup> Building Plot in Callian Just a 5-minute drive from the charming village of Callian, discover this magnificent 2219 m<sup>2</sup> building plot, offering an ideal living environment for nature lovers. Nestled in a peaceful setting, the land enjoys absolute tranquility, surrounded by numerous forest walking trails. While secluded, it is not isolated, offering peace and quiet without being too remote. A building permit has already been granted for a floor area of 201.89 m<sup>2</sup>, spread over a ground floor and one upper floor. The project features a Provençal-style bastide house, full of the region's authentic and refined charm. Septic tank and rainwater retention tank (100L/m<sup>2</sup> of impermeable surface) to be planned. This unique opportunity allows you to build the home of your dreams, in an enchanting setting, close to the village amenities. A complete file can be provided upon request. Information on the risks to which this...

#### Legal information

269 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

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