

Pretty 4 bedroom villa with pool in a quiet cul de sac yet only a 15 minute walk to Quillan and its amenities.

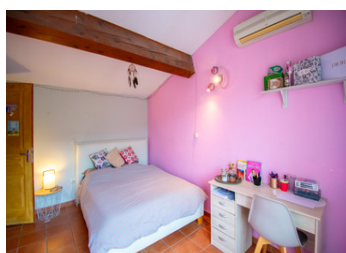


INFORMATION

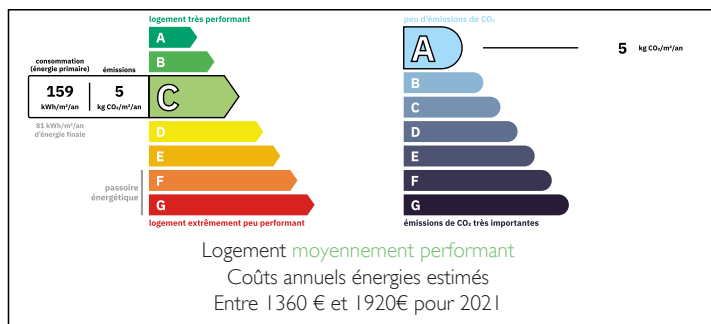
Town:	Quillan
Department:	Aude
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1430 m2

IN BRIEF

Pretty 4 bedroom villa with pool and large gardens situated in a quiet cul de sac surrounded by nature on the outskirts of the lively town of Quillan and its many amenities. Quillan acts as a hub for the many hamlets of the Upper Aude Valley, with a twice weekly market, post office, banks and several bars and restaurants. The River Aude flows through this picturesque tourist town which hosts many festivals, concerts and sporting events throughout the summer months. The international airports of Carcassonne and Perpignan are a 50 minute and 1 hour 20 minute drive. Attractions include the UNESCO World Heritage Site of Carcassonne, numerous Cathar castles and the Mediterranean beaches are a 1 hour 20 minute drive although Quillan has its own community pool as well as a swimming lake nearby. In winter the nearest...



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The villa is approached via a sweeping tarmac drive with space for several cars and has a swimming pool at the front with garden and terrace, bbq and a garden to the rear with outbuildings.

Ground floor: Entrance hall leading into a vast open plan kitchen/dining room/lounge area (67.5m²) with wood burner and 2 sets of double doors opening onto the terrace. Bedroom 1 (10.36m²) with dressing room (4.36m²), Bathroom with shower (7.65m²), Bedroom 2 (18m²) converted garage.

First floor: Bedroom 3 (12.11m²) & Bedroom 4 (12.14m²)

This property offers the tranquility of rural living and great vistas with the convenience of being on the edge of a lively town with all amenities.

Would suit family home/holiday home or rental property!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1939 EUR

Taxe habitation: EUR

NOTES