

## Spacious family home with business potential in Occitanie



## INFORMATION

Town:	Quillan
Department:	Aude
Bed:	7
Bath:	8
Floor:	300 m <sup>2</sup>
Plot Size:	331 m <sup>2</sup>

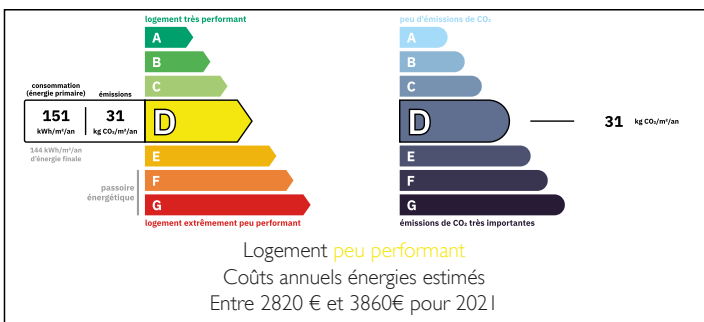
## IN BRIEF

Step into the soul of this former hat factory from 1908, beautifully restored with great respect for its original charm and spirit. Just a short stroll across the old stone bridge brings you to Quillan's main square with cafés, restaurants, local shops, from bakeries and butchers to banks and a local hospital.

This rare property radiates a peaceful, almost magical energy. It offers generous living space, a sunlit terrace, a swimming pool, a games room, a welcoming bar, and even a well nestled in the lush garden.

A truly unique place — both a sanctuary and a source of inspiration — perfect for a large family, a bed and breakfast, a gîte project, or even a retreat venue.

## ENERGY - DPE



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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

Entry to this imposing property is on street level, with your own private parking spaces, although there are 2 double garages (27.2 & 22.3m<sup>2</sup>) to suit most family's requirements. The ornate front door opens onto a double lounge (33.6m<sup>2</sup>) with 2 working fireplaces, and a well equipped kitchen (16.6m<sup>2</sup>) with island. Rear double doors open on to a courtyard area and access to the landscaped gardens. Also on the ground floor are 2 double garages with various workshops and storage areas.

There are 2 separate staircases leading to the first floor, first staircase from the downstairs lounge leads to a landing off of which there is an outside balcony area (4m<sup>2</sup>). A large master bedroom (28.6m<sup>2</sup>) features 2 fireplaces and an exquisite original rolltop bath with a separate shower room leading off of this. There is also a large family bathroom and a second bedroom (13.8m<sup>2</sup>) with ensuite shower. A lockable door enters into a lounge area (15.9m<sup>2</sup>) and there are a further 2 bedrooms (14.2 & 8.2m<sup>2</sup>) with ensuite showers and a kitchen. A separate staircase from the downstairs garage also serves this area.

The second floor area can also be accessed by 2 staircases features a grand salon and kitchen (54.9m<sup>2</sup>) with vaulted ceiling and a further 3 bedrooms (both 14.8m<sup>2</sup>) (2 ensuite) and the top floor can also be used as a separate apartment.

At the rear of the property, a grand stone staircase leads up to the swimming pool (3.4 x 7.6m<sup>2</sup>) and garden...

## LOCAL TAXES

**Taxe foncière: 3438 EUR**

**Taxe habitation: EUR**

## NOTES