

Immaculate architect designed detached 3 bedroom property with breathtaking views of the Upper Aude Valley.



INFORMATION

Town:	Quillan
Department:	Aude
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	1000 m2



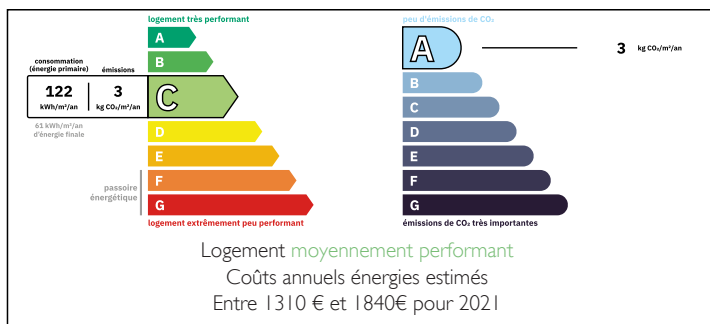
IN BRIEF

This immaculate architect designed 3 bedroom property would make the ideal family home or holiday retreat. Situated on an elevated position on the outskirts of the lively town of Quillan, the property boasts panoramic views of the surrounding Upper Aude Valley and sits in a very peaceful location with well established landscaped gardens. It is a short walk to the nearby swimming and fishing lakes and supermarket.

Quillan acts as a community hub for the surrounding villages with its twice weekly market, an abundance of bars and restaurants and all amenities one would expect. There is also a municipal swimming pool and hospital. The international airports of Carcassonne (50 mins) and Perpignan (1h20mins) provide excellent links to the rest of Europe and beyond.

The UNESCO World Heritage Site of Carcassonne with its famous castle are a 50 minute drive...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Accessed via a sweeping gated driveway with room for several cars you enter the property on the first floor via a large hallway of approx 15m². To the right is a large double aspect lounge with fireplace and views of the surrounding countryside (45.5m²). Across the hallway is a fully equipped kitchen/diner of 13.5m² which opens onto another double aspect lounge/dining area whose windows can be opened fully in summer to offer an airy shaded space (27m²). There is an office of 10.5m², WC, storage room 4.5m² and door leading to the double garages on the ground floor.

Second floor via tiled stairway leads onto a landing area of approx 8m². The master bedroom is double aspect with views (18m²)m a family bathroom with WC, bath and walk in shower (9.5m²). A further 2 bedrooms of 15m² and 13m².

This property has been extremely well maintained by the current owners and would offer a comfortable family home or holiday retreat. There is the possibility to install a pool if desired.

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

LOCAL TAXES

Taxe foncière: 2419 EUR

Taxe habitation: EUR

NOTES