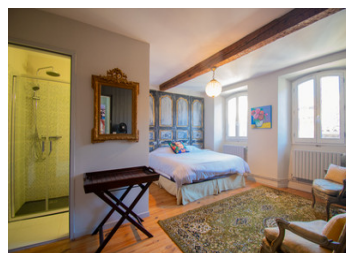


Character house with 12 rooms, 6 ensuite bedrooms in the town of Quillan, Aude.



INFORMATION

Town:	Quillan
Department:	Aude
Bed:	6
Bath:	6
Floor:	446 m2
Plot Size:	33 m2

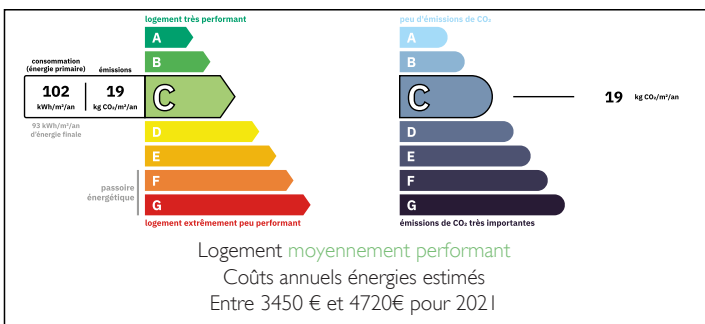


IN BRIEF

This imposing "Maison de Maitre" has been tastefully restored to suit a comfortable, modern lifestyle, whilst retaining many of its original, character features. Harking back to an era of 19th century opulence, when Quillan prospered as a centre for hat-making. The picturesque town of Quillan, which acts as commercial hub for the surrounding villages of the Upper Aude Valley, has experienced something of a renaissance in the past decade as it has reinvented itself as a tourist destination for those seeking the very best that the region has to offer.

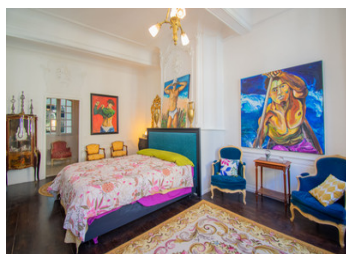
The hot summers and mild winters lend themselves to a host of outdoor pursuits which include hiking, cycling, kayaking, fishing and skiing. For those seeking more leisurely pursuits, there are many bars and restaurants to relax at, wine tours and the rich Cathar history with its many...

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

Ground floor:

- Hallway 30 m²
- Kitchen 19 m²
- Office 14.25 m²
- Dining room 16 m²
- Courtyard garden

First floor:

- Bedroom 1 (en-suite) 18.4 m²
- Bathroom 13 m²
- Bedroom 2 (en-suite) 27.2 m²
- Lounge 27.1 m²

Second floor:

- Lounge 14.3 m²
- Bedroom 3 (en-suite) 17.4 m²
- Bedroom 4 (en-suite) 14.1 m²
- Bedroom 5 (en-suite) 18 m²
- Bedroom 6 (en-suite) 18.8 m²

Third floor

- Artist studio 36.75 m²
- Roof terrace

LOCAL TAXES

Taxe foncière: **3769 EUR**

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

NOTES