

Grand town house on 2 sides comprising of 3 apartments, 5 beds, 3 lounges, 3 kitchens & 3 baths in total.



## INFORMATION

Town:	Quillan
Department:	Aude
Bed:	5
Bath:	3
Floor:	281.45 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

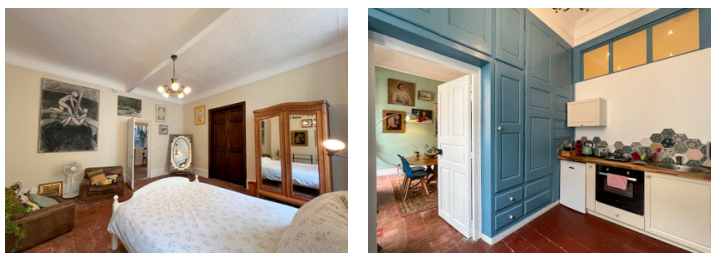
## IN BRIEF

\*\*\*Investment Opportunity\*\*\*

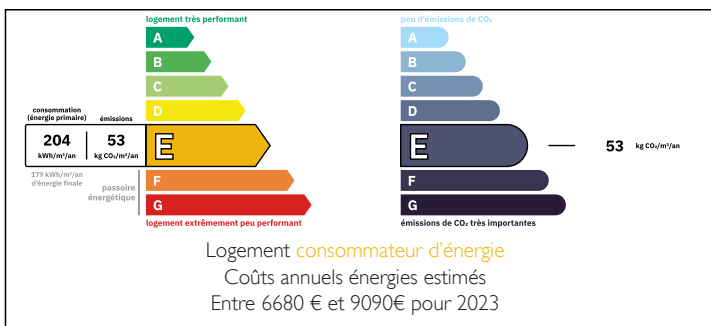
This property offers a turnkey business with an income (details can be provided) offering a good ROI.

Grand Maison de Maitre in the heart of the vibrant town of Quillan, nestled in the foothills of the bucolic Upper Aude Valley. The 3 self-contained apartments are located within walking distance of the many amenities. Quillan acts as a hub for the surrounding hamlets and villages and is in the process of reinventing itself as a tourist destination for those seeking an active lifestyle or a more relaxing time. It has a fantastic leisure park at Lac St. Bertrand with swimming and fishing lakes as well as its own municipal swimming pool.

The UNESCO World Heritage Site of Carcassonne with its castle and international airport can be reached by car in under 1 hour, Perpignan airport



## 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

This grand property has been professionally renovated to an extremely high standard by the current owners, blending historic character features with modern day comfort. Replacement wood double glazed windows throughout and a powerful oil fuelled heating system combine to offer maximum light and provide the optimum environment to suit all seasons.

Entry to the first apartment on the ground floor is via its own front door located on the side of the property. Enter into a spacious lounge/kitchen/diner of approx. 25m<sup>2</sup>. Bedroom/lounge of 31.5m<sup>2</sup>, a shower room with WC 5.25m<sup>2</sup> and hallway of 6.65m<sup>2</sup> giving access to the interior of the property.

First floor apartment is accessed via the main front door and the original tiled stairwell. An entrance hall of approx. 11.25m<sup>2</sup>, bedroom of 26m<sup>2</sup>, second bedroom of 28m<sup>2</sup>, a lounge/diner of 24m<sup>2</sup> leading to fully equipped kitchen of 7m<sup>2</sup>. Shower room with WC 5.75m<sup>2</sup>.

Second floor apartment comprises an entrance hall of approx. 17.5m<sup>2</sup>, 2 bedrooms of 26m<sup>2</sup> & 22.25m<sup>2</sup>. There is a lounge/kitchen/diner of 23.5m<sup>2</sup> and a shower room with WC approx. 11.25m<sup>2</sup>.

The attic space is configured of several small box rooms and a larger space leading to an area that has the potential to be converted into an italian roof terrace (subject to planning permission).

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## NOTES