

Immaculate 4 bedroom detached house over 3 floors with garden of 405m2 and garage in a quiet road in Quillan.



INFORMATION

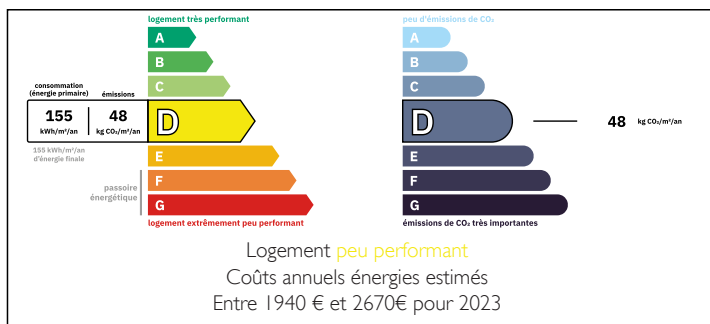
Town:	Quillan
Department:	Aude
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	405 m2

IN BRIEF

This immaculate 4 bedroom detached property is located in a quiet road within walking distance of the centre of the lively town of Quillan and its many amenities. Quillan has recently reinvented itself as a tourist destination, nestled in the foothills of the bucolic Upper Aude Valley. The region offers a variety of activities to suit all tastes, from hiking, cycling and kayaking to more sedate wine tours and exploring the many Cathar castles. Situated only a 50 minute drive from the UNESCO city of Carcassonne and the stunning La Cite, it is also centrally located for the international airports of Carcassonne and Perpignan. The Mediterranean beaches are just over an hour away and The Spanish border and Andorra a 2 hour drive. In winter, the nearest ski station is a 45 minute drive. This property lends itself...

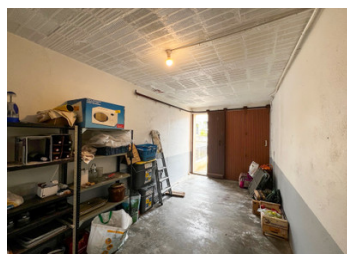


ENERGY - DPE



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

Situated in a quiet road in the residential area of the town, this property is in excellent condition structurally and only requires cosmetic renovation to update the current decor.

This detached property, linked via the garage to its neighbour, benefits from a garden of over 400m² on 3 sides and has its own driveway for off road parking as well as a spacious garage.

Enter into a tiled hallway the ground floor consists of a lounge/dining room of 18m², kitchen of 12m², toilet, storeroom and bedroom of 9m². Interior door to garage.

Stairs lead to first floor consisting of 3 bedrooms ranging from 12m² to 16m², one of which opens onto a balcony, a bathroom and toilet.

There is also a basement area comprising of 3 rooms, one of which is an integral bedroom and there is a storage/workshop of 30m² which houses the oil fuelled heating system.

The 405m² garden on 3 sides is mainly laid to lawn with borders and it is possible to install a swimming pool (subject to planning permission).

An extremely desirable family home, holiday home or rental opportunity with income potential!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES