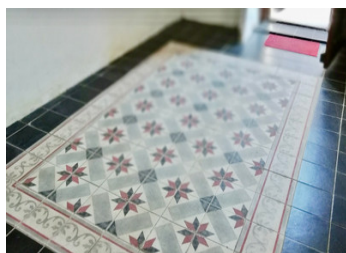
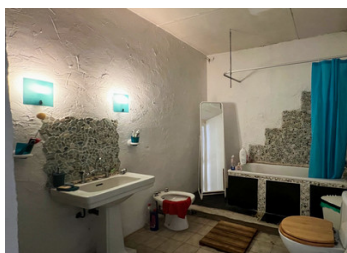
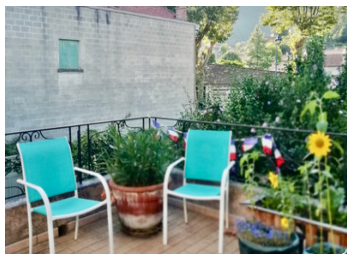


Townhouse over 3 floors, 3 bedrooms, bathroom, lounge, kitchen/diner, garage, terrace.



INFORMATION

Town:	Quillan
Department:	Aude
Bed:	3
Bath:	1
Floor:	172 m2
Plot Size:	33 m2



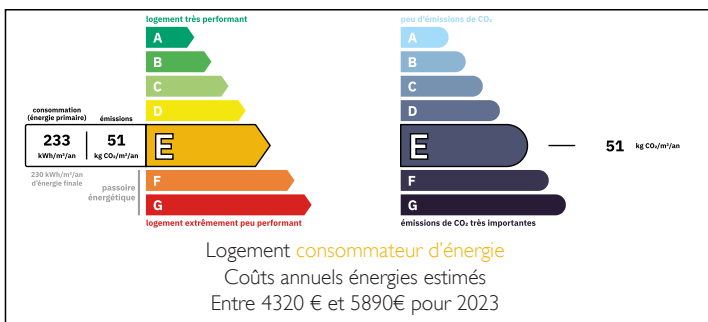
IN BRIEF

This is an interesting property with huge potential to make it a large, comfortable family house or lock up and leave holiday home.

Restoration of the house is well under way, which gives the buyer the opportunity to put their own mark on it. The rooms are spacious and there is the potential to develop the second floor further to make it a six bedroom house or second lounge, second bathroom and games room.

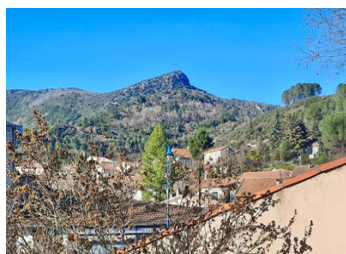
The property has the advantage of being in the centre of town, yet having a large sunny terrace with beautiful views of the hills.

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.



NOTES

DESCRIPTION

The house is configured as follows:

The front door opens onto a large vestibule, with original tiled flooring, perfect for storing bicycles, prams etc, with boiler cupboard and access to the large garage.

An original long wooden staircase leads to the First Floor with large open plan sitting room, having French doors opening onto the large terrace with pleasing views of the town and hills beyond.

Leading off the large hallway on the first floor are three double bedrooms, a bathroom with bath with shower, toilet, bidet and vanity unit.

A large storage cupboard and the spacious kitchen/diner with an original stone wall feature.

A further staircase leads to the Second Floor with large attic rooms and the potential to create much more living space.

The house is conveniently situated in the centre of Quillan.

Quillan is a charming, lively market town on the river Aude, nestled in the foothills of the Pyrenees, a popular holiday destination. It offers some of the best walking terrains in the region with hundreds of kilometres of marked paths.

The town has twice weekly markets, cafés, wine bars and restaurants, bakeries, schools, shops, post office, arts centre, cinema, galleries, pharmacies and a hospital. There is a public swimming pool in the centre of Quillan and at the edge of the town you can find supermarkets and a swimming lake with leisure activities and tapas and cocktail bar.

The town is well situated, being within an hour of both Carcassonne and Perpignan airports, an hour and 45 mins...