

Characterful detached house with 5 bedrooms, 3 bathrooms, kitchen, lounge, garage, balcony and garden.

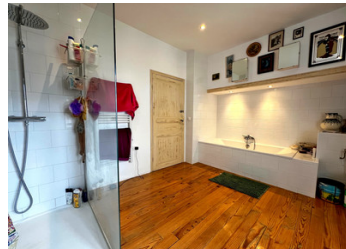
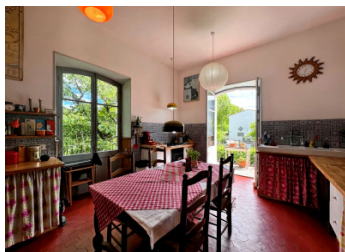


INFORMATION

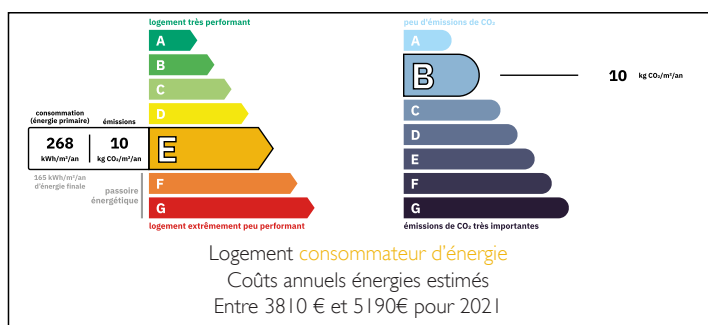
Town:	Quillan
Department:	Aude
Bed:	5
Bath:	3
Floor:	214 m2
Plot Size:	180 m2

IN BRIEF

Situated in the heart of the beautiful Haute Vallée de l'Aude, this spacious five-bedroom detached home enjoys an enviable location within easy walking distance of Quillan's charming town centre. Nestled at the foothills of the Pyrenees and surrounded by dramatic mountain scenery, Quillan is renowned for its relaxed southern French lifestyle, colourful weekly markets, riverside cafés, and year-round outdoor activities. The town sits on the River Aude, famous for kayaking, rafting, fishing and scenic walks, while the surrounding area offers exceptional hiking and cycling routes through forests, vineyards and picturesque Cathar Country. Quillan is also perfectly placed for exploring the region's historic Cathar castles, the spectacular Pierre-Lys Gorge, Rennes-le-Château and the city of Carcassonne, all within easy reach. Combining natural beauty, adventure, culture and convenience, this property offers an ideal base for permanent living, holidays or entertaining family...

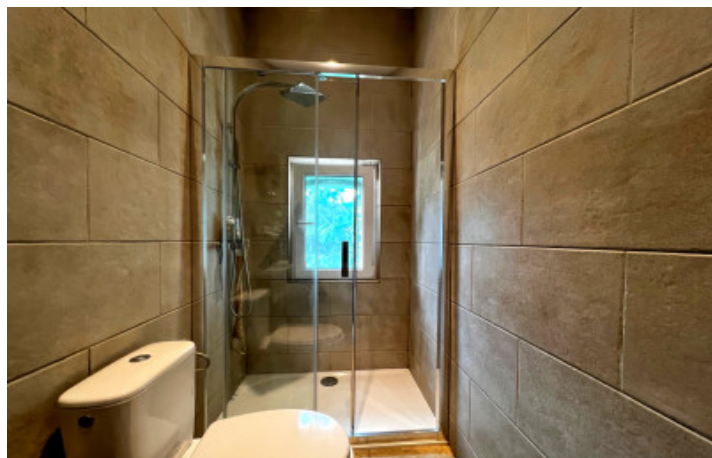


ENERGY - DPE



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

Step into the charm of southern France with this elegant Maison de Maître of 214 m², built in 1887 and beautifully preserved. Located in the vibrant town of Quillan, this home combines original character with modern comfort, offering the perfect base for family life, entertaining, or a second home in the sun.

Light-filled living spaces open onto a wraparound balcony (25 m²), ideal for morning coffee in the sunshine or evening apéritifs beneath the plane trees. To the rear, a private garden of 180 m² with mountain views creates a peaceful retreat for outdoor dining, gardening, or simply relaxing.

The house features five bedrooms (14–20 m² each), plus a large 18 m² flexible room currently used as a workspace — perfect as a sixth bedroom, office, or extra living room. A bright 16 m² kitchen with 5 m² pantry, a 32 m² salon with wood-burning stove, and a 6 m² dressing room upstairs add both charm and practicality.

There are three bathrooms with Wc:

- Ground floor shower room with toilet
- Upstairs bathroom with bath and toilet
- Second upstairs bathroom with bath, shower and toilet

Comfort is assured with two wood-burning stoves plus electric heaters in four bedrooms and two bathrooms. The property is connected to mains drainage (no septic tank) for ease of maintenance.

The layout offers:

- Ground floor: garage + 60 m² of cellars (storage, workshop, or creative use) with direct street access and off-street parking
- First floor: main living areas, balcony, garden access
- Second floor: five bedrooms,...

NOTES