

Beautiful fully modernised village house of character, four bedrooms, two bathrooms, roof terrace, in the Aude

EXCLUSIVE



INFORMATION

Town:	Quillan
Department:	Aude
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	6 m2

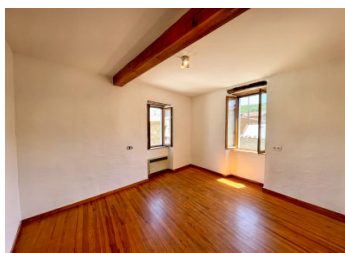
IN BRIEF

Fully restored, south-facing stone-built village eco house with

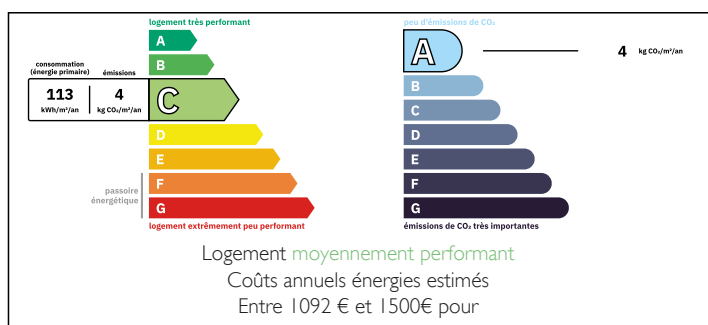
solar PV panels, free hot water, double glazing windows throughout, a wood burner, electric thermostat controlled heaters, new roof and flooring and new zinc deep-profile guttering.

The roof terrace has superb views over the village to the hills beyond.

The light and spacious rooms make a great family home or lock up and leave holiday home in the beautiful village of Rouvenac in the Val du Faby, South of France.

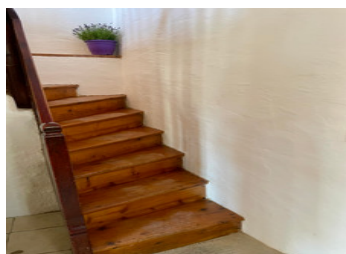


ENERGY - DPE



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 unusual, large, beautifully modernised, south-facing stone-built village house was the resident tailor's house, attached to a barn. It has been lovingly restored to encompass comfortable modern eco living.

The solar PV panels provide an income as the electricity is sold to the grid and free hot water for the house. Whilst staying cool in the hot summers, the property is very well insulated for winter with its double glazing windows throughout, a wood burner, electric thermostat controlled heaters, new roof and flooring throughout and new zinc deep-profile guttering.

The south-facing roof terrace has great views over the village to the hills beyond.

The light and spacious rooms throughout are a blank canvass for creating your own family home or lock up and leave holiday home in the Val du Faby, South of France.

The property is situated on a quiet road in the pretty village of Rouvenac in the foothills of the Pyrenees. The village has two restaurants, a church, a children's play area and a daily bread van. A beautiful valley road, lined with sunflowers and vines, leads you down to Esperaza, with its colourful Sunday market and lively events, only 6 minutes' drive away. The area is great for cycling and walking and there are plentiful accessible ski resorts, the closest just 47 minutes away. A school bus runs to Esperaza and the larger market town of Limoux. Just 15 minutes from Rouvenac is the larger town of Quillan with supermarkets, shops, pharmacies, a hospital...

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