

Spacious family home in the centre of a lively town, walking distance to the many amenities!



INFORMATION

Town:	Quillan
Department:	Aude
Bed:	7
Bath:	4
Floor:	190 m2
Plot Size:	11 m2

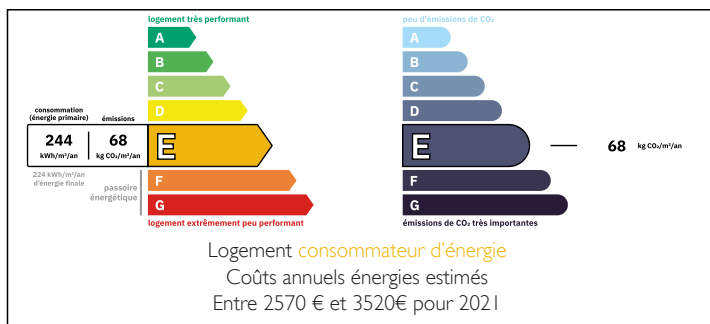
IN BRIEF

This spacious family townhouse, situated in the centre of the lively village of Quillan with a wealth of amenities to suit all tastes. Featuring a double garage, which is rare in a property in the centre of town. 7 bedrooms make this an ideal property for a large family, friends visiting, b&b or gite potential!

Quillan is close to 2 international airports, Carcassonne (50 minutes) & Perpignan (1h25mins). It has a community swimming pool in the town and an artificial swimming lake just outside of the town. The Mediterranean beaches are approx 1h30mins drive and the nearest ski slope is a 45 minute drive. Few towns in this region can boast the wealth of amenities that can be found in Quillan!



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 on a quiet side street off of the main town centre, there are 2 garages on the ground floor (16.3 and 14.6 m²), bathroom and toilet (4m²), pantry (17.40m²), laundry room (4m²), courtyard (10.9m²).

1st floor: Via a tiled staircase to Kitchen/breakfast room (12.7m²), living room (31.4m²) open through to dining room (13m²).

2nd floor: 4 bedrooms including 3 with en suite bathroom and toilet (10.7, 9.3, 13 and 13 m²).

3rd floor: Living room (37.8m²), 2 bedrooms (10 & 10m²), Shower room (4m²), toilet. Some finishing off work is required on this floor.

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

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES