

Charming 2 bedroom lock up and leave with outside terrace and garden on the outskirts of a lively town.



## INFORMATION

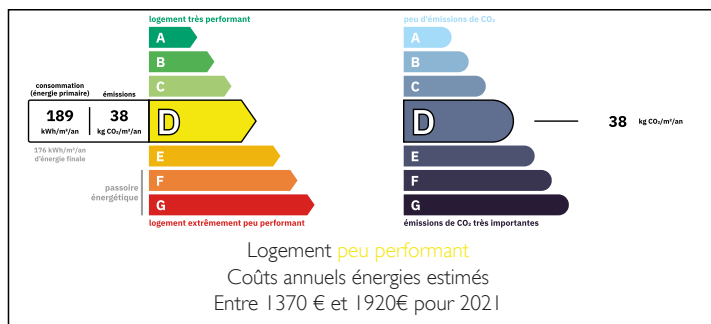
Town:	Quillan
Department:	Aude
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	0 m2

## IN BRIEF

This charming 2 bedroom lock up and leave with terrace and garden offers great potential as a low maintenance holiday home or rental property. Situated on the outskirts of the lively town of Quillan, Aude, nestled in the foothills of the Pyrennes. Quillan is a hub for the neighbouring villages offering all of the amenities you would expect from a busy town, including it's own hospital and swimming pool. The airports of Carcassonne and Perpignan are a 1hr and 1hr20mins drive respectively and the winter ski slopes are a 45 minute drive away. The sandy Meditteranean beaches are also a 1hr20mins drive away. Beautiful summers and mild winters can be yours in this stunning corner of south west France, which is also a 2hr drive from the Spanish border or to Andorra.



## 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

Ground floor: Enter into fully equipped kitchen (13.75m<sup>2</sup>) leading to lounge/dining room with brick fireplace (20.11m<sup>2</sup>)

First floor: stairs lead onto spacious landing with storage cupboard and door opening onto terrace area. Shower and WC, Bedroom 1 (13.96m<sup>2</sup>) and Bedroom 2 (13.91m<sup>2</sup>), separate WC.

Outside is stone terrace areas over a number of different levels descending to a pretty walled garden area with tool/storage shed.

This property is a great value holiday home, rental opportunity with the added bonus of outside space for relaxing/entertaining!

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

## LOCAL TAXES

Taxe foncière: 978 EUR

Taxe habitation: EUR

## NOTES