

Maison de Maître with 7 bedrooms on a riverside location, within walking distance of amenities.



## INFORMATION

Town:	Quillan
Department:	Aude
Bed:	7
Bath:	2
Floor:	192 m2
Plot Size:	0 m2

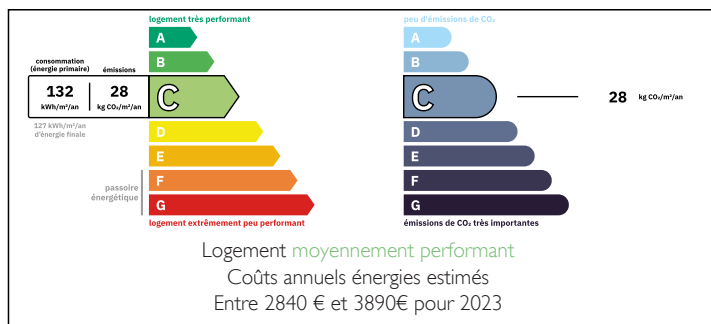
## IN BRIEF

Grand property packed with character features backing onto the river in the centre of the lively town of Quillan. Potential to operate a business on the ground floor. This property would make an amazing family home, holiday let or bed and breakfast business. Main living areas feature vast, high ceiling rooms with original features. Situated within walking distance of the many bars and restaurants, Quillan boasts all of the amenities one would expect as well as a hospital and municipal swimming pool. There are also swimming and fishing lakes on the outskirts of the town. The closest airports are located in Carcassonne (50 minutes) and Perpignan (1hr20mins) The Mediterranean beaches are a 1hr20mins drive and the nearest ski slope is 45 minutes away.

Quillan and the Upper Aude Valley offer a wealth of activities to suit both active types...

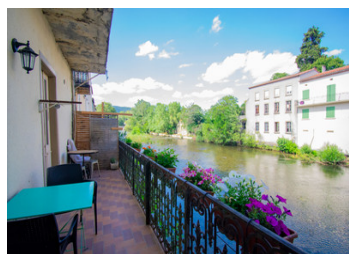


## ENERGY - DPE



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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: Spacious L-shaped entrance hall leading to garage/utility room/business space (33.97m<sup>2</sup>) with WC. Fully equipped kitchen with central island/dining room/lounge area (39.45m<sup>2</sup>) opens onto one of two riverside balconies. Grand stone staircase leading to:

First floor: Master bedroom (39.61m<sup>2</sup>) with rolltop bath opening onto the second riverside balcony. Bathroom with shower and WC (4.67m<sup>2</sup>), Bedroom 2 (or study/lounge?) 22.93m<sup>2</sup>, Bedroom 3 (14.91m<sup>2</sup>)

Second floor: Bedroom 5 with rolltop bath (43.06m<sup>2</sup>) Bathroom with toilet and shower (6.22m<sup>2</sup>). Bedrooms 6 & 7 (17.35m<sup>2</sup> & 14.11m<sup>2</sup>). Convertible attic space and large cave/storage area in the basement.

Recently installed Bosch gas boiler serves radiators.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES