

Imposing 'Art Deco' style detached house with 4 bedrooms, stunning family home or potential b&b.



INFORMATION

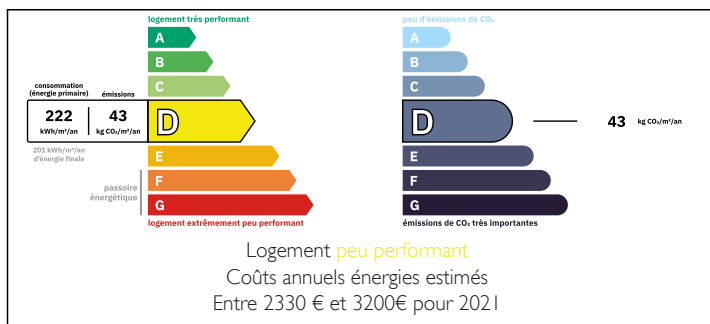
Town:	Quillan
Department:	Aude
Bed:	4
Bath:	1
Floor:	105 m2
Plot Size:	100 m2

IN BRIEF

This imposing 'Art Deco' style detached house is situated on the outskirts of the lively town of Quillan in the bucolic Upper Aude Valley. It offers panoramic views of the surrounding countryside and is a comfortable 15 minute walk into the centre of town with its many shops, bars and restaurants. The property was previously run as a successful bed & breakfast accommodation (9.1 rating) and is conveniently placed between the airports of Carcassonne and its medieval city (50mins) and Perpignan (1h20mins). 1h30mins to the Mediterranean beaches and 45mins to the nearest ski slope. Offering a wealth of activities for those who enjoy the outdoors, there are separate swimming and fishing lakes a 20 minute walk away as well as a municipal swimming pool in the town. The River Aude runs through the town providing opportunities for...

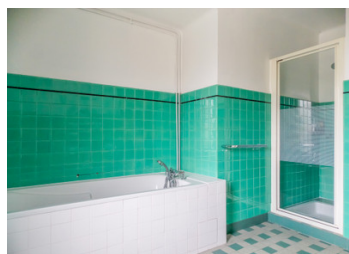


ENERGY - DPE



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

Entrance from the street via stone steps to the porch (there is a separate access and driveway to side of the building) leading a large tiled hallway. to the right is a well appointed kitchen/dining room of 20.5m² with open stone fireplace and original floor tiles. A lounge of 25m² with fireplace and original floor tiles and doors leading to a conservatory area opening onto the well established garden and terrace area. A garage of 16.5m² opening onto the drive and a further garden space and laundry room 10m² with a storage room 4.25m² and a separate WC.

First floor is accessed via a stone and marble staircase to the 4 spacious bedrooms all with parquet flooring (14/14.5/14.8/13m²) 3 of which are double aspect, 1 opening onto a balcony area. Bathroom with bath and separate walk in shower opening onto balcony. WC.

This grand family home is a blank canvas for the right person wishing to establish themselves in south west France and its laid back lifestyle. Alternatively, it is also a potential business opportunity as whole house rental or bed and breakfast accommodation. Book a viewing today!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES