

Pretty 3 bedroom detached house on outskirts of Quillan.



## INFORMATION

Town:	Quillan
Department:	Aude
Bed:	3
Bath:	3
Floor:	171 m2
Plot Size:	898 m2

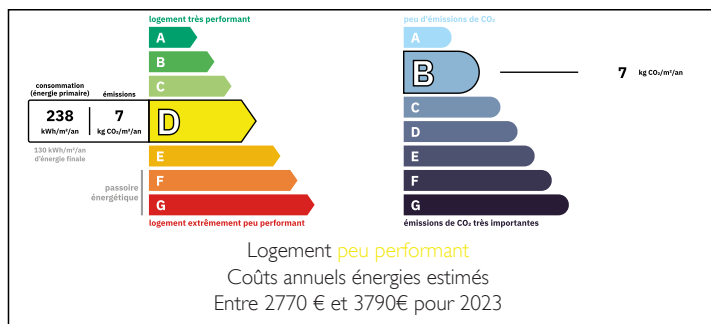
## IN BRIEF

This pretty detached "sous sol" (upside down living) property is set on a quiet road with its own private driveway and offers panoramic views of the surrounding countryside. Within walking distance of the stunning Lac St. Bertrand and Carrefour supermarket, this home, nestled in the foothills of the Upper Aude Valley, is only a 5 minute drive or 30 minute walk from the bustling town centre of Quillan and its many amenities.

A 50 minute drive to the UNESCO World Heritage Site of Carcassonne and its international airport and a 1Hr 20 mins drive to Perpignan. The sandy beaches of the Mediterranean are also a 1h 20mins drive and the nearest ski station a 45 minute drive.



## 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.



## LOCAL TAXES

**Taxe foncière:** 1100 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The Ground Floor has been partially renovated but is in need of completion. It is an enormous space that could lend itself as a separate gite with income potential. This includes a garage area, part finished kitchen of approx. 19.9m<sup>2</sup> and a bedroom of 9.25m<sup>2</sup>. There are 2 bathrooms, one of 4.9m<sup>2</sup> and a second of 21.5m<sup>2</sup>. A further "cave" of 10.3m<sup>2</sup> and additional spaces for conversion of 6.1m<sup>2</sup>/4.9m<sup>2</sup> and 11.9m<sup>2</sup> completes the downstairs footprint.

The first floor living area has a balcony to the front entrance of approx. 23m<sup>2</sup>. There is an entrance hall of 4.3m<sup>2</sup> and WC leading into the fitted kitchen of 15m<sup>2</sup>. A huge lounge of 35.25m<sup>2</sup> opening onto a further living area of 8.3m<sup>2</sup>. 2 bedrooms of 12.25m<sup>2</sup> and 11.9m<sup>2</sup> and a family bathroom of 4.7m<sup>2</sup>. To the rear of the kitchen is a conservatory area of 10.5m<sup>2</sup> which opens onto a patio area of 10.9m<sup>2</sup>. A good sized established and above ground pool accessed via a private driveway complete this great family home or holiday bolthole. Book a viewing now to not miss out on this fantastic opportunity!

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