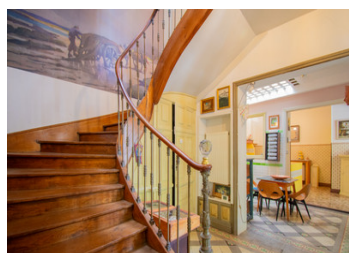
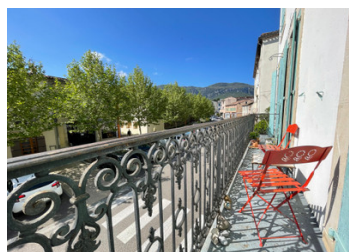
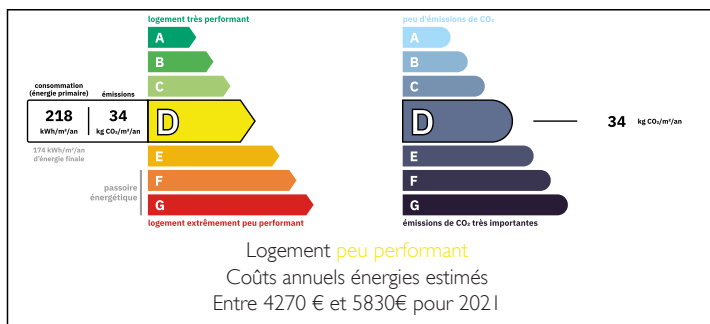


Maison de Maître with multiple outdoor areas, close to amenities – Family home or B&B – 5 bedrooms

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Quillan
Department:	Aude
Bed:	5
Bath:	4
Floor:	227 m2
Plot Size:	24 m2

IN BRIEF

This elegant 19th-century maison de maître is located in the heart of Quillan, a lively and charming town in the Upper Aude Valley.

You'll fall in love with its beautifully preserved period features: original cement tiles, stained-glass doors, Art Deco-style bathrooms, stunning fireplaces in every room, and even a domed skylight.

Perfect as a spacious family home or a charming B&B project, the layout offers flexibility and comfort, with 3 living areas, 2 kitchens, 5 bedrooms and 4 bathrooms, everyone gets their own space. Plus there is a large basement for storage.

Enjoy the southern sunshine thanks to the three outdoor areas: a wrap-around balcony, a private courtyard, and a rooftop terrace with breathtaking mountain views.

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

The property has been beautifully preserved with many period features throughout: marble and onyx fireplaces, original wall paneling, stained glass doors, decorative cement tiles, high ceilings, and large windows.

There are 3 reception rooms, 2 kitchens, 5 bedrooms, 4 bathrooms, 3 WCs, and a full-size basement.

Step through the grand wooden entrance door into a spacious hallway with colorful cement tiles, leading to bright reception rooms with original fireplaces and stained-glass doors. A semi-open kitchen with plenty of storage and a skylight, a dining nook, a WC, and access to the basement complete the ground floor.

On the first floor, a beautiful suite includes a spacious bedroom, a living room with fireplace, a kitchen/utility room, and a stunning Art Deco bathroom. There's also a second bedroom/office and a WC, plus access to a wraparound balcony and a charming interior courtyard.

The second floor is accessed via a wide landing with solid wood flooring and a majestic domed skylight. Here, you'll find three more bedrooms, three bathrooms, and an additional WC. One of the bedrooms includes an en-suite shower room.

Finally, the rooftop terrace offers a private and sunny spot to enjoy the panoramic view over the rooftops and nearby mountains.

About Quillan

Quillan is a vibrant and picturesque town nestled in the foothills of the Pyrenees. Popular with nature lovers and adventure seekers, it's a hub for outdoor activities such as hiking, cycling, fishing, kayaking, and rafting.

LOCAL TAXES

Taxe habitation: EUR

NOTES