

Fully renovated townhouse over 3 floors with kitchen/lounge/diner, 3 bedrooms, shower room & 2 WC's.



## INFORMATION

Town:	Quillan
Department:	Aude
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	0 m2



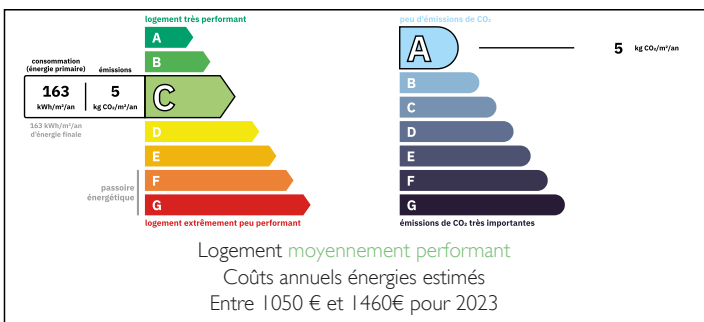
## IN BRIEF

This charming 3 bedroom townhouse has been tastefully restored by the current owners whilst keeping its original character. Exposed beams and river stone walls offer a taste of old world charm to this stunning property which lends itself to an ideal "lock up and leave" holiday home, permanent residence or rental opportunity.

Situated in the lively town of Quillan, nestled in the foothills of the Pyrenees in the Upper Aude Valley, the town recently reinvented itself as a tourist destination with a host of activities for those seeking outdoor pursuits or a more laid back lifestyle.

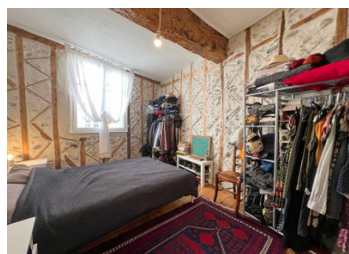
It is centrally located between 2 international airports, Carcassonne (1hr) & Perpignan (1h20m). The Mediterranean beaches are a 1h20m drive and the Spanish border & Andorra are 2 hours away. In winter, the nearest ski station is a 45 minute drive. The region is...

## 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

This immaculate townhouse is a stone's throw from the beautiful River Aude and Place de la Republique with its welcoming bars/restaurants/cafes and close to the twice weekly local markets. Renovated to a very high standard by the current owners this property enjoys the comfort of modern living with its open plan kitchen/dining room, perfect for entertaining. It boasts three double bedrooms, including a light & airy studio space, with income potential. The property has been sensitively restored, maintaining the beauty of the original beams and river stone walls with reclaimed terracotta tiled kitchen floor and damp proof membrane. The electrics and plumbing have been recently replaced and all rooms feature the latest energy efficient electric radiators.

The property is configured as follows:

Ground floor: Enter into a large open plan kitchen/lounge/diner of approx. 25m<sup>2</sup> with pantry and under stairs storage. Tiled stairs leading to first floor:

First floor: Landing area of 6m<sup>2</sup>, bedroom of 11m<sup>2</sup> and a further bedroom/office of 8m<sup>2</sup>, newly fitted shower room of 2.5m<sup>2</sup> and a separate WC.

Second floor: Accessed via a painted wooden staircase onto a landing area of 2.5m<sup>2</sup> leading to a bright and airy studio space of 27m<sup>2</sup> with WC and new electric velux windows. This space has the potential to install an additional shower and kitchenette, opening up an additional rental opportunity.

This beautiful townhouse requires no additional renovation and is ready to move straight into offering a delightful permanent family home, holiday getaway or business opportunity!

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Information about risks to which...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES