

Three Storey Character Townhouse in Aude

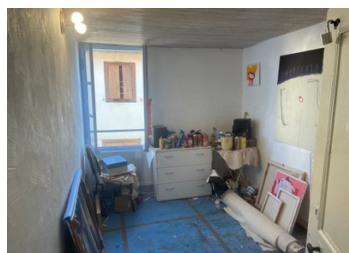


INFORMATION

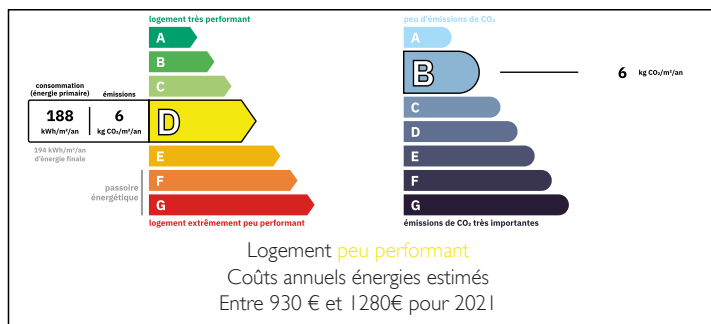
Town:	Quillan
Department:	Aude
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	0 m2

IN BRIEF

Character Townhouse over three floors with Kitchen/Lounge/Diner, three Double Bedrooms and Bathroom

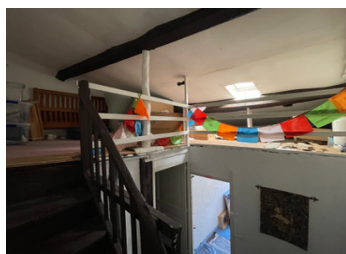


ENERGY - DPE



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.



NOTES

DESCRIPTION

This charming period townhouse is ideal as a permanent family home, a "lock up and leave" holiday home or rental opportunity.

It is situated in the Medieval centre of Quillan, a lively town nestled in the foothills of the Pyrenees. The house is located just minutes from the main square, on the beautiful river Aude, with local cafés, bars, restaurants, shops, and the twice weekly market, offering the best of authentic French village life.

The Mediterranean coast and Pyrenean mountains are both within easy reach — perfect for those seeking sunshine, culture, tranquility or the ski slopes.

Quillan is centrally located between two international airports: Carcassonne (1 hr) and Perpignan (1 hr 20mins), and not far from Toulouse airport (1 hr 45mins). Beautiful Mediterranean beaches are just over an hour away and the Spanish border and Andorra accessible in two hours and Barcelona in under four hours. For keen skiers the resorts are plentiful with the nearest only a 45 minute drive.

The region is culturally rich with its many historic Cathar Castles and the famous UNESCO medieval city of Carcassonne a must see. There are vineyards and wine tours a plenty; the Aude is home to the delicious Blanquette de Limoux sparkling wine!

Whilst maintaining its old world charm, this property offers the comforts of modern living with its open plan kitchen/lounge/diner, perfect for entertaining.

The property is configured as follows:

Ground Floor:

Enter into a spacious and comfortable open plan kitchen/lounge/diner of approx. 25.85m².

Painted staircase leads to the first floor.

First...