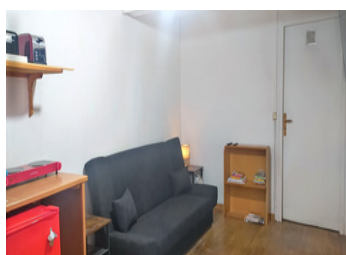
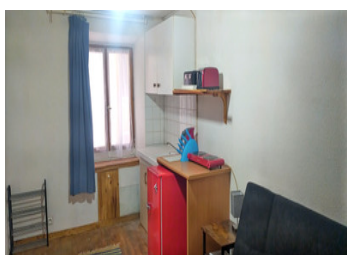
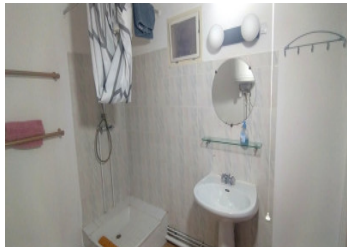
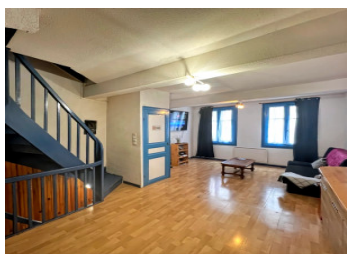


Cosy townhouse comprising of ground floor studio and a one bed apartment.

EXCLUSIVE



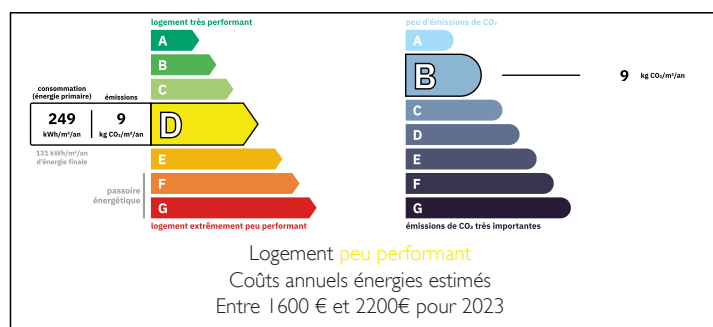
## INFORMATION

Town:	Quillan
Department:	Aude
Bed:	2
Bath:	2
Floor:	65 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Nestled in the heart of the Haute Vallée de l'Aude, Quillan is a lively market town surrounded by the breathtaking Pyrenean foothills. This picturesque area offers an authentic taste of southern France, where dramatic mountain scenery meets the relaxed charm of Mediterranean living. Known for its welcoming community, Quillan is popular with both locals and international buyers who enjoy its year-round appeal — from summer festivals and riverside cafés to skiing, hiking, and cycling in the surrounding countryside. The town is well-served with shops, restaurants, a train station and regular connections to Carcassonne, Perpignan, and Toulouse. Just over an hour from Mediterranean beaches and the ski slopes, Quillan offers a perfect balance of accessibility and tranquillity. With its blend of scenic beauty, outdoor activities, and cultural heritage, it's an ideal location for a permanent home, a holiday retreat,...

## 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

This centrally located townhouse consists of a studio apartment 13.75m<sup>2</sup> with bathroom 5m<sup>2</sup> on the ground floor with its own entrance and a separate one bed apartment with open plan lounge kitchen diner 22.5m<sup>2</sup> bedroom 16m<sup>2</sup> ensuite bathroom 5.8m<sup>2</sup> and attic room 9.75m<sup>2</sup>.

Ideal lock up and leave holiday home, permanent home or rental 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>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES