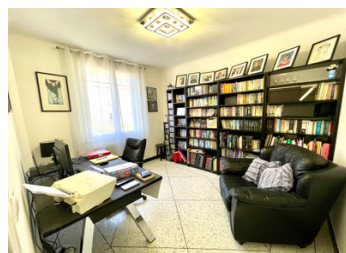


Attractive, spacious, modernised four bedroom house with balcony, mature garden and stunning views in Aude



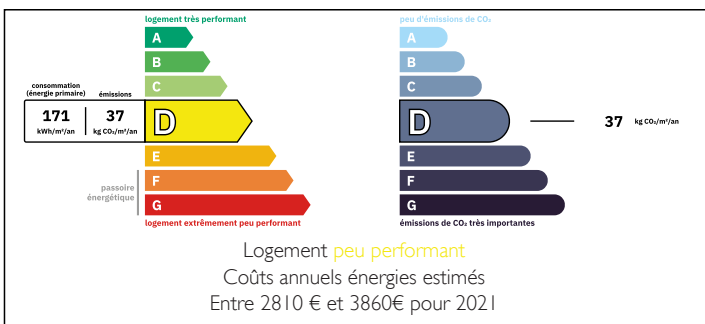
INFORMATION

Town:	Quillan
Department:	Aude
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	290 m ²

IN BRIEF

This property is an attractive, modernised four bedroom house, offering spacious accommodation, a balcony, mature south-facing garden and patio with stunning views of the foothills of the Pyrenees and beyond to the snow-capped mountains. It has an integral gite with separate entrance for business potential or for accommodating visiting family and friends. The house has a private driveway and large garage/workshop.

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 house offers a great opportunity for anyone wishing to move permanently, straight into a spacious and recently modernised home with business potential or extended accommodation for visiting family and friends, or perfect as a lock up and leave holiday home.

It has a mature, low maintenance, well stocked garden with lawned areas, rose bushes, almond, fig and cherry trees creating shaded areas in summer, a shed for garden equipment, an attractive circular pergola and a secluded patio area for sociable al fresco dining most months of the year.

The house benefits from being in a quiet and peaceful cul-de-sac with stunning views of the foothills of the Pyrenees and beyond to the snow-capped mountains, yet just a five minute walk from the charming, bustling market town of Quillan in the Aude, South of France.

Quillan on the river Aude, nestled in the foothills of the Pyrenees is a popular holiday destination. It offers some of the best walking terrains in the region with hundreds of kilometres of marked paths.

The town has twice weekly markets, cafés, wine bars and restaurants, bakeries, schools, shops, post office, arts centre, cinema, galleries, libraries, pharmacies and a hospital. There is a public swimming pool in the centre of Quillan and at the edge of the town you can find supermarkets, hardware stores and a swimming lake with leisure activities and tapas and cocktail bar.

Quillan is centrally located between two international airports: Carcassonne (1 hr) and Perpignan (1 hr 20mins), and not...

LOCAL TAXES

Taxe habitation: EUR

NOTES