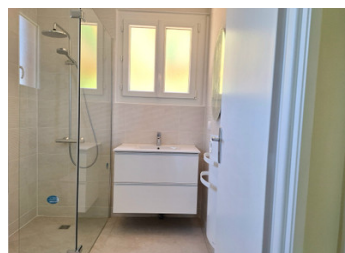


Beautifully renovated single storey two bedroom house with garden in quiet suburb of town in Aude Valley



INFORMATION

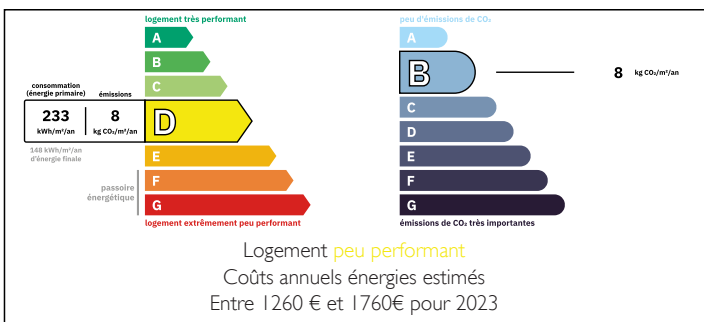
Town:	Quillan
Department:	Aude
Bed:	2
Bath:	1
Floor:	64 m ²
Plot Size:	641 m ²



IN BRIEF

A beautiful, fully renovated single storey property, making a comfortable light-filled, stylish home. Having a newly fitted modern kitchen, large sitting room/dining room with wood burner, two double bedrooms and a new walk-in shower room. Has mature, landscaped gardens, garage and workshops. Elevated position enjoys picturesque views over the surrounding countryside, down to the market town of Quillan and beyond to the foothills of the Pyrenees. Close to local amenities.

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 property has been tastefully and beautifully fully renovated, making a comfortable light-filled, stylish home. Having a newly fitted modern kitchen, large sitting room/dining room with wood burner, two double bedrooms and a new walk-in shower room, it is ready to move straight into. Conveniently all on a single level, the elevated position enjoys picturesque views over the surrounding countryside, down to the market town of Quillan and beyond to the foothills of the Pyrenees.

The mature landscaped gardens are levelled with pathways bordered by flowering plants, shrubs and fruit trees.

The property has the convenience of off-road parking in the driveway and a large garage which includes two workshops or storage rooms with the potential for further development.

The house is in a peaceful location yet the bustling market town of Quillan with all amenities is just a ten minute walk away.

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 (50 mins)...

NOTES