

2 bed apartment, with private parking, balcony and stunning views. Walking distance to all amenities.



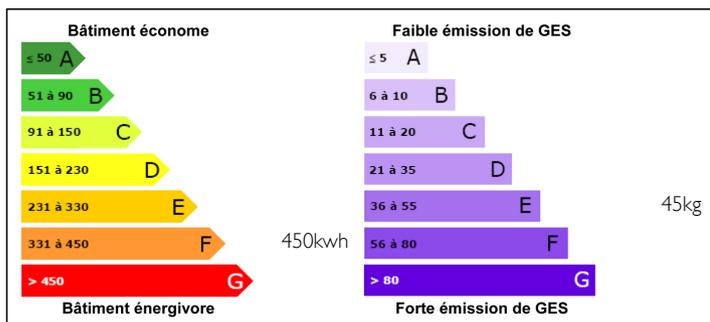
INFORMATION

Town:	QUILLAN
Department:	Aude
Bed:	2
Bath:	1
Floor:	74 m2
Outside Space:	4 m2

IN BRIEF

Great business opportunity - a perfect lock up & leave holiday home. Situated in the tourist town of Quillan, only 5 minutes from bars, bakers, cafes, restaurants, a swimming lake, supermarkets and 1€ transport links to Carcassonne & Perpignan on the door-step. Airports at Carcassonne (50 mins); Perpignan (1 hr); Toulouse (1hr 45). Skiing at Camurac (45 mins); Mijanes (1 hr); Ax-Les-Thermes & Les Angles (1 hr 15); Andorra (2 hrs). Mediterranean beaches & Spain (1 hr 30).

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 little gem of an apartment is on the 3 floor of an apartment block and has spectacular views of the foothills of the Pyrenees - with the balcony being the ideal place to sit and enjoy an aperitif and watch the world go by.

The accommodation is light and airy and ticks all the boxes for an easily maintainable property.

Entrance Hall: 3.7m²;
Living Room/Dining Room: 25.3m² with patio doors opening onto the balcony: 3.5m²;
Kitchen: 9.6m²;
Utility Room: 5.8m²;
Hall: 3.8m²;
Bedroom 1: 10.2m²;
Bedroom 2: 10m²;
Bathroom: 4m²;
WC: 1.2m².

This may be too good an opportunity to miss

LOCAL TAXES

Taxe foncière:	737 EUR
Taxe habitation:	617 EUR

NOTES