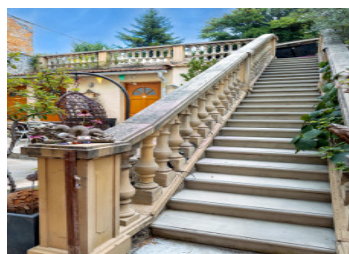


Spacious family home with business potential in Occitanie



INFORMATION

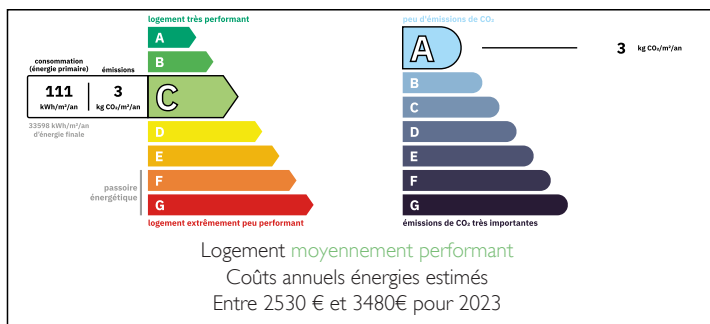
Town:	Quillan
Department:	Aude
Bed:	7
Bath:	8
Floor:	300 m2
Plot Size:	331 m2

IN BRIEF

Step into the soul of this former hat factory from 1908, beautifully restored with great respect for its original charm and spirit, nestled in the foothills of the Pyrenees. Just a short stroll across the old stone bridge over the beautiful river Aude, brings you to Quillan's main square with cafés, restaurants and local shops, from bakeries and butchers to banks, post office, a cinema, chemists, a local hospital, supermarkets and swimming and fishing lakes. Despite its proximity to so many local amenities, this rare property radiates a peaceful, almost magical energy. It offers generous living space, a sunlit terrace, a swimming pool, a games room, a welcoming bar, and even a well, nestled in the lush garden.

A truly unique place — both a sanctuary and a source of inspiration — perfect for a large family, a bed and...

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.



LOCAL TAXES

Taxe foncière: 3438 EUR

NOTES

DESCRIPTION

Entry to this imposing property is on street level, with your own private parking spaces, although there are 2 double garages (27.2 & 22.3m²) to suit most family's requirements. The ornate front door opens onto a double lounge (33.6m²) with 2 working fireplaces, and a well equipped kitchen (16.6m²) with island. Rear double doors open on to a courtyard area and access to the landscaped gardens. Also on the ground floor are the 2 double garages with various workshops and storage areas. There are 2 separate staircases leading to the first floor. The first staircase from the downstairs lounge leads to a landing off which there is an outside balcony area (4m²) with lovely views of the gardens and mountains. A large master bedroom (28.6m²) features 2 fireplaces and an exquisite original rolltop bath with a separate shower room leading off this. There is also a large family bathroom and a second bedroom (13.8m²) with ensuite shower. A lockable door enters into a lounge area (15.9m²) and there are a further 2 bedrooms (14.2 & 8.2m²) with ensuite showers and a kitchen. A separate staircase from the downstairs garage also serves this area. The second floor area can also be accessed by 2 staircases. It features a grand salon and kitchen (54.9m²) with vaulted ceiling and a further 3 bedrooms (both 14.8m²) (2 ensuite) and the top floor can also be used as a separate apartment. At the rear of the property, a grand stone staircase...