

Maison de ville située au centre avec 4 chambres, 3 salles de bains, 2 cuisines et 2 salles de réception.



## INFORMATION

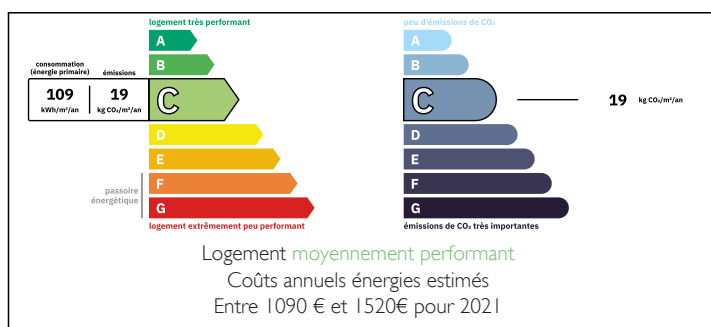
Town:	Quillan
Department:	Aude
Bed:	4
Bath:	3
Floor:	106 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

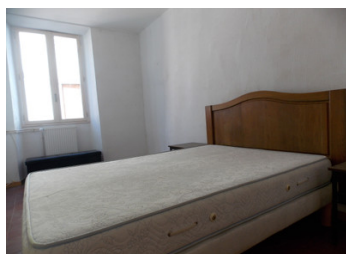
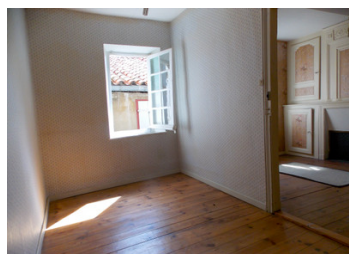
This townhouse offers the opportunity of a great renovation project for the right individual! Previously configured as 2 apartments, this property would make a large family home, holiday home or could generate a rental income. Situated in the heart of the bustling town of Quillan, nestled in the foothills of the Upper Aude Valley, a few minutes walk from the many bars, cafes and restaurants. Quillan has a twice weekly market, its own municipal swimming pool, cinema, hospital as well as a fishing and a swimming lake

## 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

Rez-de-chaussée : Entrée dans un couloir menant à un grand salon/salle à manger (23,62m<sup>2</sup>) avec poêle à bois. Pièce intérieure actuellement utilisée comme chambre (m<sup>2</sup>), couloir menant à la salle d'eau/WC (2,933m<sup>2</sup>), cuisine (5,06m<sup>2</sup>), buanderie (3,688m<sup>2</sup>).

Premier étage : 2 chambres avec porte communicante (12,24 & 12,09m<sup>2</sup>), salle d'eau/WC (5,587m<sup>2</sup>), salon/chambre (19,041m<sup>2</sup>).

Deuxième étage : salon (15,659m<sup>2</sup>), cuisine (11,49m<sup>2</sup>), deuxième salon/salle à manger (12,496m<sup>2</sup>), salle de douche/WC (3,99m<sup>2</sup>), chambre (7,746m<sup>2</sup>).

Loft : 59,435m<sup>2</sup> à finir avec des fenêtres à l'avant et à l'arrière.

## LOCAL TAXES

Taxe foncière: **1296 EUR**

Il s'agit d'une grande propriété pour votre argent, bien que des travaux de rénovation soient nécessaires, c'est pourquoi le prix est en conséquence !

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES