

Contemporary villa with uninterrupted views of Les Trois Quilles, situated in the heights of Quillan.



INFORMATION

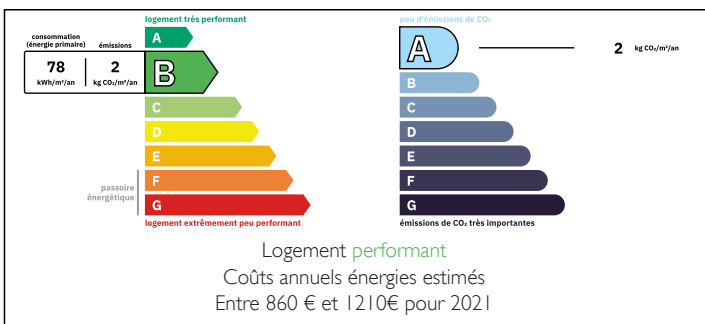
Town:	Quillan
Department:	Aude
Bed:	6
Bath:	5
Floor:	174 m ²
Plot Size:	1300 m ²



IN BRIEF

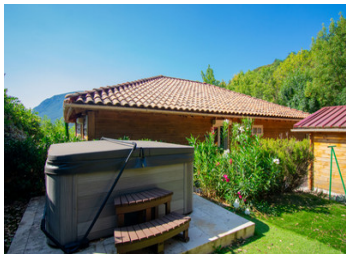
Stunning contemporary villa, like new, with uninterrupted views of Les Trois Quilles, situated in the heights of Quillan. Words cannot do justice to this truly magnificent architect designed villa with open plan living on the first floor and a further 4 individual gites on the ground floor. A 5 minute drive into the centre of Quillan with its many amenities, bars and restaurants. Quillan is nestled in the foothills of the Pyrenees in the Upper Aude Valley. The international airports of Carcassonne and Perpignan are 50 mins and 1h 20 mins drive and the Mediterranean beaches are also 1hr 20 mins away. The nearest ski resort is a 45 minute drive.

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

Automatic gates allow access onto a large driveway with ample parking for several cars. The salt water swimming pool is situated at the front of the property allowing bathers to appreciate the panoramic views. The pool system is fully automated with electric sliding cover and the pool area is covered using travertine tiles.

Staircase to the side of the property leads to an amazing terrace area which lends itself to outdoor dining/living. Enter from the terrace into a lounge/dining room 23m², leading into an open plan kitchen/living area 44m². Bedroom 15m², shower room 6m² and a further bedroom of 9m².

Ground floor consists of 4 further bedrooms, each of 19m² with their own shower room. Sliding doors open onto individual terrace areas overlooking the pool area. There is also a cellar of 33m².

To the back of the property are the garage, a separate chalet and jacuzzi.

The entire interior of property is of a high quality wood panelling giving a very Scandinavian feel to the home. All windows are double glazed with electric shutters. Solar panels provide energy for the property as well as producing an annual income. High speed fibre is connected and connection for an electric car charger is in place.

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

LOCAL TAXES

Taxe foncière: **1510 EUR**

NOTES