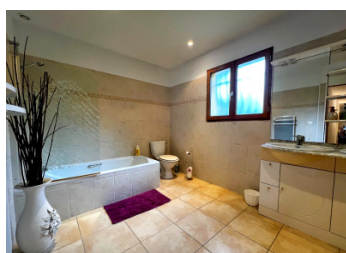


Fabulous 4 bed villa with 3 bathrooms, kitchen, lounge, garage, garden & pool, rental potential.

EXCLUSIVE



INFORMATION

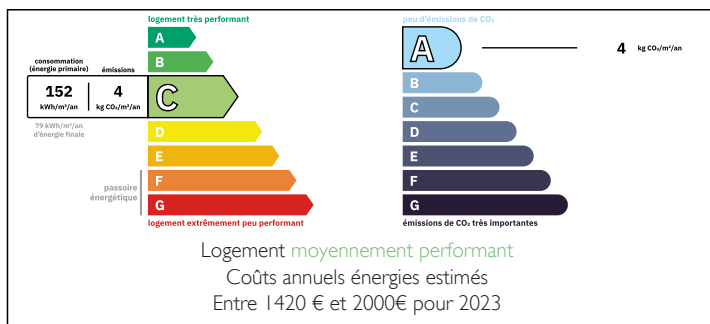
Town:	Quillan
Department:	Aude
Bed:	4
Bath:	3
Floor:	131 m2
Plot Size:	1480 m2

IN BRIEF

INCOME POTENTIAL This fabulous detached villa is situated in a quiet cul de sac near to the River Aude and a 15 minute walk into the centre of Quillan with its many amenities. Offering panoramic views of the Upper Aude Valley, the property is currently operated as a successful rental accommodation by the current owner. The lively market town of Quillan has experienced something of a Renaissance in the past decade as it transformed itself from a busy working town into a tourist destination and acts as a hub for the nearby villages and hamlets.

It comes alive during the summer season with its many fairs, concerts and festivals, it also offers a wealth of activities throughout the year from hiking, swimming, fishing, rafting through to wine tours, medieval castles and skiing. Situated between the international airports of Carcassonne...

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: 2387 EUR

NOTES

DESCRIPTION

Located in a quiet cul de sac, this stunning property offers peace and tranquility whilst also being only a short walk to amenities and activities. The gated driveway has space for several vehicles to park comfortably and also has its own garage attached to the villa. It features an attractive, established walled and fenced garden with an inviting swimming pool of 10m x 4m with terrace area. There are an additional 2 covered terraces to the front and back of the property with a built in outside bbq enabling access to the sunshine morning and afternoon but also providing shade.

Entrance to the property is via the modern fitted kitchen of 17.8m² leading into a voluminous lounge/dining area of 37m² with stone feature fireplace and patio doors opening onto the rear terrace of 20m². To the right of the lounge are the first 2 bedrooms of 13.75m² & 12.9m² and a bathroom with WC and shower 5.9m². with the 3rd & 4th bedrooms both of 13.5m² (1 with aircon) and a bathroom with bath and overhead shower, WC 8.6m². The layout of the property is ideal for families and friends wanting some form privacy from each other.

There is a spacious garage of 24.8m² and a laundry room with shower and WC of 7.9m² entered via the front terrace of 47.5m², which can also serve as a pool changing room. The windows have beautiful newly-made old French oak shutters.

The garden has lawned areas, mature shrubs,...