LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43152COM11 Price: 240 000 EUR

agency fees to be paid by the seller

Charming renovated barn in a peaceful village setting

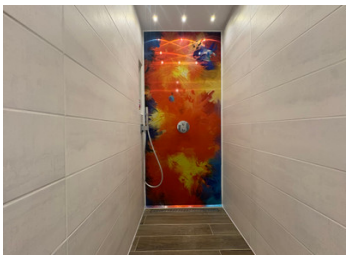














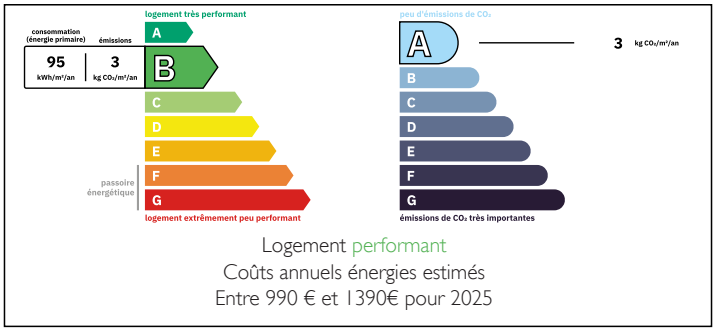
INFORMATION

Town:	Quillan
Department:	Aude
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	50 m2

IN BRIEF

Once an old barn, this beautifully renovated home combines rustic charm with contemporary comfort. Featuring high-quality finishes throughout, it offers a warm and inviting atmosphere designed for modern living. Nestled in a peaceful, traditional village just a short drive from shops and local amenities, this property provides an ideal retreat from busy life. The spacious living room welcomes abundant natural light and opens onto stunning mountain views, creating a perfect setting to relax and enjoy the serenity of the surroundings.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 990 € et 1390€ pour 2025

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43152COM11 Price: 240 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Set in a peaceful and picturesque hamlet surrounded by beautiful countryside, this characterful home combines the charm of its original barn architecture with the comfort and quality of a carefully completed renovation.

Renovated using quality materials, the property retains a wonderful sense of character, with exposed beams, warm natural textures and contemporary finishes creating a stylish yet welcoming home. Beautiful wooden louvred shutters have recently been added, enhancing the property's traditional character while providing shade, privacy and excellent ventilation during the warmer months.

Inside, the bright and spacious living area is filled with natural light and enjoys magnificent mountain views. With its combination of space, light and tranquillity, it is an ideal place to relax and appreciate the surrounding landscape throughout the seasons.

The property also benefits from a very spacious garage, large enough to accommodate a motorhome, as well as an additional structure offering excellent potential for further accommodation. The existing mezzanine provides flexibility and could be adapted into a guesthouse, independent accommodation, home office, studio or rental unit, subject to the necessary permissions.

Despite its peaceful countryside setting, the property is conveniently located less than 10 minutes by car from shops, restaurants and local amenities.

Whether you are looking for a permanent home, a peaceful holiday retreat or a property with additional accommodation potential, this beautifully renovated home offers an appealing combination of character, modern comfort, privacy and flexibility.

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