LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47498JOO11 Price: 325 000 EUR

agency fees to be paid by the seller

Fabulous 4 bedroom family house with conservatory, terrace, balcony, large mature garden and swimming pool

INFORMATION

Town:	Quillan
Department:	Aude
Bed:	4
Bath:	4
Floor:	173 m2
Plot Size:	840 m2

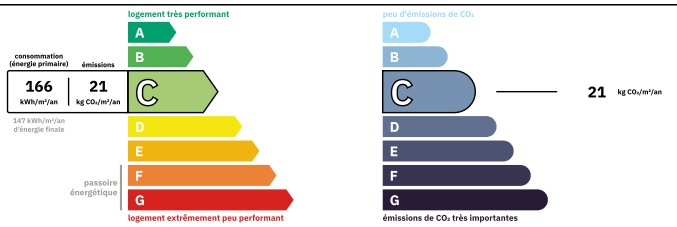
IN BRIEF

This superb property should be viewed to fully appreciate its beautiful private location on the edge of the charming market town of Quillan in the Aude Valley, South of France.

The house is stylish, spacious, comfortable and well maintained with its two reception rooms, modern fully equipped kitchen, dining area, conservatory, four double bedrooms, 3 with en-suite shower rooms and a large family bathroom, a long balcony off three of the bedrooms with stunning views of the garden and mountains, a utility room and cellar.

The large, attractive, private garden is low maintenance. It has a lawn, mature trees and shrubs offering shady areas in Summer, a terrace, a large games room and swimming pool (11m by 4.14m) with new bubble cover.
There is private parking on the gravel driveway for at least two cars and electric entrance gates.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2370 € et 3280€ pour 2023

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

NOTES

DESCRIPTION

The property is situated in a peaceful area just a ten minute walk into Quillan.

Quillan is a charming, lively market town on the river Aude, nestled in the foothills of the Pyrenees, a popular holiday destination. It offers some of the best walking terrains in the region with hundreds of kilometres of marked paths.
The town has twice weekly markets, cafés, wine bars and restaurants, bakeries, schools, shops, post office, arts centre, cinema, galleries, pharmacies and a hospital. There is a public swimming pool in the centre of Quillan and at the edge of the town you can find supermarkets and a swimming lake with leisure activities and tapas and cocktail bar.

The town is well situated, being within an hour of both Carcassonne and Perpignan airports, an hour and 45 mins to Toulouse airport, just over an hour to the coast, two hours to Spain and three hours to Barcelona. There are plenty of activities locally, including visiting the UNESCO medieval city of Carcassonne and the surrounding Cathar castles; water sports such as rafting, kayaking and canyoning; hill walking, mountain biking and lake swimming; wine tasting at the many local vineyards, including the famous sparkling wine, the delicious blanquette de Limoux!

The property is configured as follows:

The front door leads into a generous hallway and into the modern, stylish red fronted, fully fitted kitchen (13.34m2), with clean lines, having large De Dietrich electric oven with gas hob, plentiful cupboards for storage, inbuilt dishwasher, small breakfast bar...