

Quirky 3 bedroom house within walking distance of bars and restaurants in Quillan.

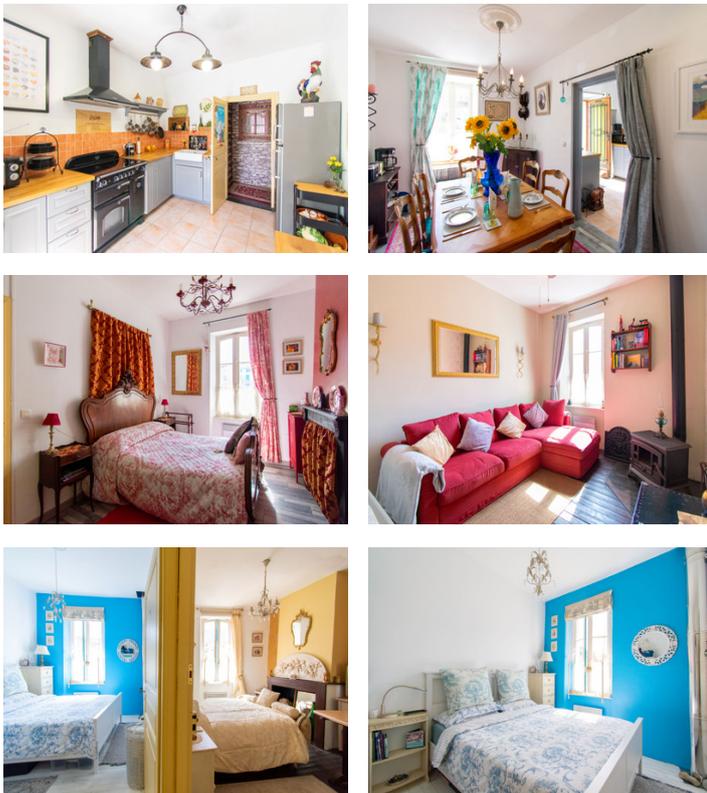


## INFORMATION

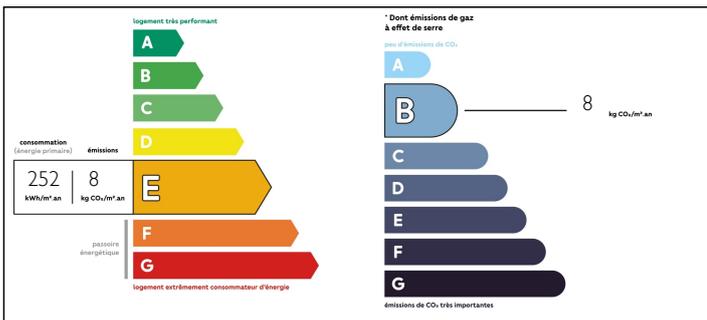
Town:	Quillan
Department:	Aude
Bed:	3
Bath:	3
Floor:	79 m2
Plot Size:	0 m2

## IN BRIEF

Town house in the centre of Quillan, within walking distance of all amenities. Quillan is a bustling tourist town on the River Aude with a choice of bars and restaurants, pharmacy, post office, bakery, public swimming pool, doctors, medical center, and hospital. There are regular bus/train services from Quillan to Perpignan (1h30) and Carcassonne (50 minutes). There is also an artificial lake just outside the town, and the nearest ski resort is a 40-minute drive away. The coast is approximately 1 hour 40 minutes by car.



## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

This immaculate townhouse with mountain views and a river across the square has been lovingly restored by the current owners to bring a touch of old-world charm and elegance.

Facing a tree-lined square with a grassy area and a covered pergola opposite (under which the current owners have set up a table and chairs for most of the year), the semi-detached property benefits from free parking on the square and is centrally located in the medieval neighborhood, within walking distance of all amenities.

Entry is on the ground floor through a frosted glass and wood door into a recently installed Ikea kitchen with Falcon stove/hood and butler sink. Also located on the ground floor are the dining room, accessed through an opening from the kitchen, and a toilet/shower room (currently used by the owners when hosting guests).

Access to the first and second floors is via the original dark wood staircase, and on the first floor is a living room with a standalone wood stove and WiFi outlets. On the landing is a closet, currently used as a wardrobe. There is also a double bedroom with an en-suite shower and toilet.

On the second floor, illuminated by a central skylight, is another double bedroom and a third double bedroom with en-suite shower and toilet.

All rooms (except the kitchen) have electric radiators, and a hot water vent cupboard is located on the second-floor landing. There is also loft access and a small cellar/cave.

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