



69 Bvd Charles de Gaulle, Quillan, Aude

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A beautifully restored, 4-bedroomed, 2-storey (plus lower ground floor), spacious, detached period villa with a large but very private (2200m²/0.6 acre) garden. The property commands a prominent position at the edge of Quillan, yet just a few minutes walk from the shops and restaurants of this small market town. There are spectacular views of the surrounding mountains from most of its rooms and from the landscaped gardens.

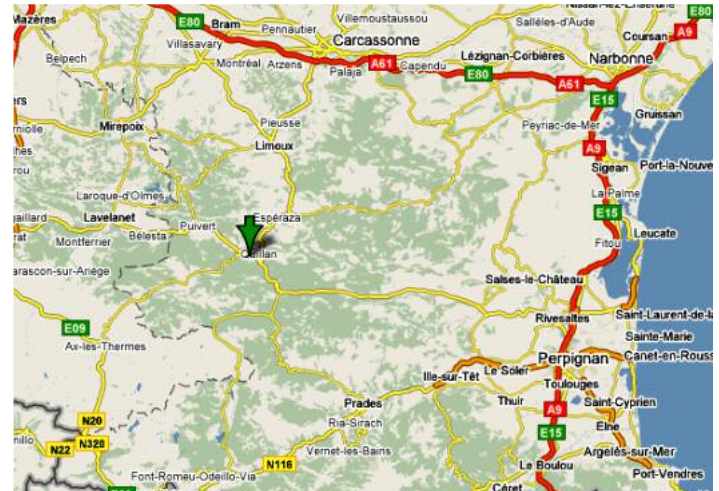
The accommodation comprises living room, dining room, morning room, day and summer kitchens, four bedrooms, two bathrooms and conservatory. Externally there is a large garage and 2-storey summerhouse. The lower ground floor could be converted to additional integrated or self-contained accommodation if required. The property also has the benefit of full central heating. It would be ideal for year-round or seasonal chambres d'hôte and/or gîte accommodation. This really is a beautiful period property.

Guide Price €350,000

SITUATION

Quillan is a small (~3500 inhabitants) market town at 300m/1000ft altitude in the upper Aude valley. In addition to the usual quota of shops & restaurants, Quillan is also an artistic and outdoor pursuits centre, with regular art, folklore, music and cycling festivals. Walking, rafting, rock climbing, gliding, microliteing, sailing and skiing activities are all available on the doorstep.

The nearest airports are Carcassonne (50km/30 miles), Perpignan (80km/50 miles) & Toulouse (125km/80 miles). Quillan is served by bus and train services to Carcassonne. The nearest ski station is 32km/20 miles away. Andorra & the Mediterranean coast are just over 1 hour away by car.



OVERVIEW

This period detached house is situated in a prominent position on edge of the small market town of Quillan. The property provides spacious accommodation over 2 floors. In addition the lower ground floor could be converted to additional gîte and/or chambre d'hôte accommodation if desired. The delightful garden extends to over 2200m².

The property was sympathetically restored two years ago, whilst retaining its original period features. It is in excellent structural and decorative order throughout and has the benefit of full oil-fired central heating.

ACCOMMODATION

Entrance hall.

Period patterned tiled floor. Elegant polished hardwood staircase to 1st floor. Staircase to lower ground floor.

Living room. 5.6m x 4.3m (18'5" x 14'1").

Polished wood floor. Original marble fireplace with high-efficiency inset wood-burning stove. South-facing window. TV point.

Dining room. 4.4m x 4.2m (14'6" x 13'9").

Period patterned tiled floor. Original marble fireplace. West-facing window.

Morning room. 4.4m x 4.0m (14'6" x 13'2").

Period patterned tiled floor. Original marble fireplace. East-facing window.

Kitchen. 4.1m x 3.1m (13'5" x 10'2")

Contemporary range of wall & base units, worktop and

tiled splashback. Double bowl ceramic sink unit. Space for range-style cooker. Integrated cooker hood. Ceramic tiled floor. East & south-facing windows.

Bedroom 1. 4.5m x 4.3m (14'9" x 14'1").

Polished wood floor. Original marble fireplace. South-facing window.

Bathroom 1. 3.1m x 2.0m (10'2" x 6'7") max.

Partially tiled with full-sized bath. Wash hand basin. Ceramic tiled floor.

Separate W.C.

Modern low-level suite & wash hand basin.

FIRST FLOOR

Bedroom 2. 5.3m x 5.2m (17'4" x 17'1") plus recesses.

Polished wood floor. South-facing window. Phone/internet point. Under-eaves, open fronted walk-in wardrobe and/or storage areas.

Bedroom 3. 5.0m x 2.3m (16'5" x 7'6").

East-facing window. Carpeted. Walk-in wardrobe:

Bedroom 4. 3.6m x 2.4m (11'10" x 7'10").

Polished wood floor. West-facing window. Open-fronted, built-in wardrobe.

Bathroom 2. 3.6m x 2.6m (11'10" x 8'6") max.

Partially tiled with full-sized bath. Wash hand basin, W.C & heated towel rail. Polished wood floor.

Separate W.C.

Modern low-level suite & hand basin. Polished wood floor.

LOWER GROUND FLOOR

Conservatory/utility room 6.3m x 3.1m (20'8" x 10'2")
Overlooking garden, with plumbing for washing machine.
Double bowl ceramic sink unit.

Summer kitchen 3.7m x 3.3m (12'2" x 10'10")
With east-facing window overlooking the terrace.

Cellar/workshops/boiler room 85m² (944 ft²)
Central heating boiler. Staircase to the main entrance hall.
Could be converted to additional guest accommodation if required.

OUTSIDE.

Garage 5.8m x 2.9m (19'0" x 9'6")
With double wooden vehicle doors. Side door and window overlooking the garden.

Summerhouse 2.5m x 2.1m (8'3" x 6'10") each floor.
Windows overlooking the garden. Tiled barbeque area.

Garden 2200m² (0.55 acre) total plot size
Pretty, mainly walled, lawned garden with ornamental and fruit trees and shrubs, kitchen garden area, Irrigation from the adjoining stream. A real haven of peace and tranquility, rarely available in such a central location.

PRACTICAL MATTERS

Viewing must be arranged through Aude Consulting Immobilier S.A.R.L. ("ACI"). Please contact the ACI office to arrange an appointment to view.

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Offers and negotiations in relation to the property described in this brochure must be conducted via ACI.

Fixtures and fittings specifically mentioned in this brochure are included in the sale. All other items are expressly excluded.

Useful web sites

www.aude-en-pyrenees.com
www.quillan.fr
www.aci-agence.com

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