

Cabinet Jammes 39 boulevard Charles de Gaulle 11500 QUILLAN

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FOR SALE VILLA

PUILAURENS

ITEM 11036419 / 0545

11 ROOMS - 5 BEDROOMS

Habitable surface

Size living room

Nb floor(s)

Land

Int. parking

Ext. parking

Garage

Terrace

Kitchen

Heating

Type of const.

Shared dividing walls

Year of const.

Views

. . .

Waste water treatment

YOUR CONTACT

Didier James



399 000 €

* Prix TTC et Honoraires à charge vendeur TTC

Exposure SUD Property tax 1 252 €
Energy class C / A

Alarm, pool house, barbecue, cellar, courtyard, basement, ventilation space, air conditioning, double glazing, woodstove, fibre optic cable

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

152 m²

30 m²

6 210 m²

Plein Sud

Traditional

No

1985

Fitted, Equipped

Open, Mountain

Mains drainage

Not specified Eco. Electric

① Superb villa from the 80s, completely renovated, located in a quiet hamlet with views of the castle of Puilaurens, comprising of more than 6000m² of flat land with lawn and fruit trees and avegetable garden and a swimming pool. Located not far from the shops in Puilaurens and 5 minutes from Axat and 20 minutes from Quillan. Situated on 3 levels with entrance on the ground floor to a fitted kitchen of 7.98m², dining room / living room of 30m² with wood stove and bay windows opening onto a terrace of 38.34m². Upstairs 3 bedrooms (10.83, 13.42 and 10.88 m²), shower room with jacuzzi bath of 5.36m², separate toilet. Lower level 2 bedrooms (9.25 and 10.56m²) shower room with wc of 8.67m², living room 11.25 with bay windows opening onto a terrace at garden level. Storeroom and cellar of 32.41m² Swimming pool 45m², roof and interior walls insulation , reversible air conditioning, wood stove, high-performance aluminum double glazing, new electricity and plumbing, alarm system, high-speed fiber connection, garden sheds, sauna, garage 18.31m², shelter for 2 cars. Property tax: €1252/year

FLOORS	ROOMS	SIZE	DESCRIPTION

















































