



Cabinet Jammes
 39 boulevard Charles de Gaulle
 11500 QUILLAN
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<http://www.cabinet-jammes.com/>

FOR SALE CONTEMPORARY PROPERTY

MAGRIE

YOUR CONTACT

Didier James

ITEM 11036434 / 0564

11 ROOMS - 5 BEDROOMS

Habitable surface	160 m ²
Size living room	28,29 m ²
Nb floor(s)	1
Land	796 m ²
Ext. parking	3
Terrace	Yes
Pool	Yes
Kitchen	Fitted, Equipped
Heating	Not specified Reversible A/C
Development	Yes
Type of const.	Traditional
Year of const.	2021
Views	Open, Mountain
Waste water treatment	Mains drainage



315 000 €

* Prix TTC et Honoraires à charge vendeur TTC

Energy class

A / A

Property tax

1 724 €



Alarm, barbecue, courtyard, ventilation space, Access for handicapped people, air conditioning, interphone, electric rolling shutters, adsl

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

i Recently built in 2021 and located in a quiet cul-de-sac with magnificent views of the surrounding mountains and countryside, 5 minutes from a town with all amenities. It includes a 20m² heated indoor swimming pool with double glass doors opening onto a terrace and a 600m² flat garden to be finished. Located on 2 levels, on the ground floor entrance to a corridor leading to a 4.15m² shower room with toilet, a 28.29m² living / dining room with opening onto the garden, a 17.65m² equipped kitchen, a 9.36m² bedroom with a 7.97m² en-suite bathroom, a 5m² utility room, a 40.80m² room with an indoor swimming pool, 2 outdoor terraces with toilet and shower, a flat garden with fruit trees. On the 1st floor: corridor leading to 4 bedrooms (12.92, 7.95, 8.42 and 15.52m²) with cupboards, a 6.56m² shower room and an opening onto a large, sunny terrace. Security system with cameras, thermodynamic heat pump, reversible air conditioning, insulation, double glazing, electric roller shutters. Exceptional DPE classification! Property tax: €1724/year

FLOORS	ROOMS	SIZE	DESCRIPTION





