



Cabinet Jammes

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FOR SALE HOUSE

QUILLAN

YOUR CONTACT

Didier James

ITEM 11036439 / 0574

8 ROOMS - 4 BEDROOMS

Habitable surface **172 m²**

Size living room **32,35 m²**

Nb floor(s) **1**

Int. parking **1**

Garage **1**

Balcony **Yes**

Kitchen **Fitted, Equipped**

Heating **Not specified Oil**

Views **Open**

Waste water treatment **Mains drainage**



195 000 €

* Prix TTC et Honoraires à charge vendeur TTC

Energy class

E / D

Property tax

1 615 €



Town centre



Cellar, courtyard, basement, secondary 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

i A beautifully renovated house of 172 Square metres , ready to move into, situated by the River Aude in a quiet position near the town centre and the chateau with a large balcony overlooking the River Aude, with extensive views of the town's historical centre, and the town's surrounding mountains and countryside.

This property also has the potential of a self contained single storey dwelling upstairs.All bedrooms have wooden flooring and the hallway, kitchen and lounge have original tiled floors.

It has a spacious internal room downstairs for a games room/ storage /gym.

Entrance onto corridor 9.96m², fitted kitchen 15.94, living/dining room 32.35 with wood stove and double windows opening onto a balcony of 11m² with views of the river, bathroom 4.09m², WC, 2 bedrooms of 8.71 and 16.79m² (single storey dwelling).

Lower level: 2 bedrooms of 15.09 and 15.42m², a bathroom 9.83, WC, a large room of 32.55m², boiler room 11.94m².

Oil central heating, double glazing, attic insulation, garage of 14.10m². Fiber connection.

Property tax: €1615/year





