



**Cabinet Jammes**  
39 boulevard Charles de Gaulle  
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## FOR SALE HOUSE

QUILLAN

## YOUR CONTACT

Didier James

ITEM 11036451 / 0585

**12 ROOMS - 4 BEDROOMS**

|                       |                      |
|-----------------------|----------------------|
| Habitable surface     | 159 m <sup>2</sup>   |
| Size living room      | 24,84 m <sup>2</sup> |
| Nb floor(s)           | 1                    |
| Land                  | 256 m <sup>2</sup>   |
| Int. parking          | 1                    |
| Ext. parking          | 2                    |
| Garage                | 1                    |
| Terrace               | Yes                  |
| Balcony               | Yes                  |
| Kitchen               | Fitted, Equipped     |
| Heating               | Not specified Gas    |
| Type of const.        | Traditional          |
| Views                 | Open, Mountain       |
| Waste water treatment | Mains drainage       |



**199 000 €**

\* Agency fee paid by the seller

Exposure

SUD

Property tax

2 681 €



Town centre , Activities , Schools , Shops , Bus , Train station , Lake



Courtyard, fibre optic cable

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

- i** Beautifully renovated house near the town center with views of the surrounding mountains. Entrance hall (11.86 sq m) leading to a study (1.95 sq m), a modern fitted kitchen (12.29 sq m), a living room (24.84 sq m) with double windows opening onto a balcony overlooking the garden and the surrounding mountains, a shower room (4.12 sq m), and three bedrooms (14.51, 14.62, and 12.77 sq m). Ground floor: Laundry room (11.93 sq m). Separate apartment with its own entrance, kitchen (9.89 sq m), living room (16.44 sq m) with double French doors opening onto the garden, bedroom (12.53 sq m), shower room (3.45 sq m), and separate WC. 256m<sup>2</sup> garden with magnificent views of the surrounding hills, 37.27m<sup>2</sup> garage, parking for 2 cars, mains gas central heating, single glazing. Property tax: €2681/year.

| FLOORS | ROOMS | SIZE | DESCRIPTION |
|--------|-------|------|-------------|
|        |       |      |             |





