



House in a residence

QUILLAN (11)

149 500 €*

* Agency fees to be paid by the seller



87 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

QUILLAN (AUDE, OCCITANIA). Exceptional and quiet location in a residence for this single-storey T3 Villa with bright living room, open fitted kitchen, 2 bedrooms with cupboards, semi-open terrace with panoramic mountain views. Near the house a carport with storage space. This product gives you the opportunity to take a relaxing or more active vacation in the South of France. The house can be purchased as a second home for holidays or weekends, and/or as a rental investment and/or as a pied-à-terre. Exemptive lease until mid-2025. Impeccable condition. Sold furnished. 50 kilometers from Carcassonne with its city, listed as a UNESCO world heritage site. 50 minutes from the Pyrenees. To discover quickly. Nombre de lots de la copropriété : 12, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1726€ soit 143€ par mois. Les honoraires sont à la charge du vendeur.

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).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Geert DE RYCK

LAVALETTE (11290)

Agent

RSAC : 530 123 777 00027

Courts service city :
CARCASSONNE

(+33)6 49 63 14 28

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 817500

Property type House in a residence

Year of construction 2006

Exposure S-W

Vue dégagée, Panoramique, sur Jardin, sur Montagne

Furnished Yes

SURFACES

Living space 87 m²

Living room surface 33 m²

Land surface 850 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 12

Condominium fees 144 €/mois

Share of expenses 1 726 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Washrooms 1

Terrace 1

APPENDIX

Parking extérieur

Parking space 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater bois

Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle