



## Fully renovated family home,

11500, Quillan, Aude, Occitanie

\* Available \* 3 Beds \* 2 Baths

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# €308,500

Ref: BVI73479



## Property Description

A well presented comfortable villa on a quiet road with far reaching views of Quillan, close to all amenities. On the lower ground floor, accessible from the rear of the property, a large garage with boiler and laundry area, plus a master bedroom suite with shower room and a further room currently used as a dressing room and home gym with patio doors leading to the garden. This could easily be converted if so desired to a self contained apartment (possible gite business - subject to necessary permissions), offering income potential or multi-generational living or a work from home space.

On the ground floor there is large open plan living space with kitchen lounge and dining area with patio doors leading to a good size dining terrace with views of the town and countryside beyond. 2 good sized double bedrooms, a family bathroom with shower and bath and a separate WC complete the living space. There is double glazing with mosquito screens and electric shutters in each room and reversible air conditioning throughout. Outside there is a good sized garden to the rear and large patio area to the front.

A private driveway with electric gates makes for an easy lock up and leave property for those who are searching for a second home.

