

Stunning renovated property in a thriving village with outside space and impressive views

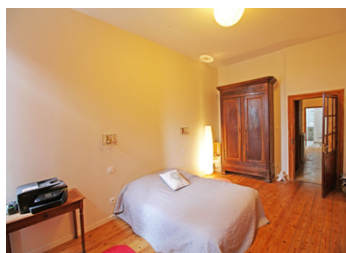
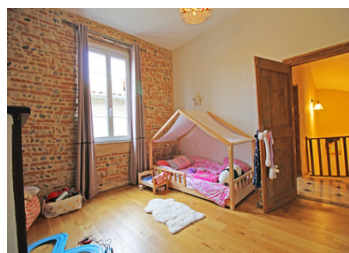


INFORMATION

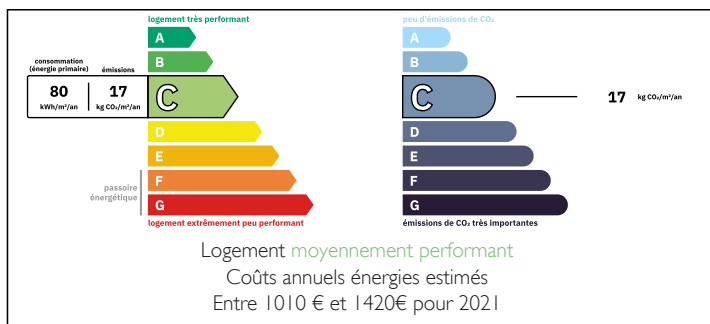
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|-------------|----------|
| Town: | Montréal |
| Department: | Aude |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 174 m2 |
| Plot Size: | 100 m2 |

IN BRIEF

In the pretty hilltop village of Montréal, you will find this gorgeous, recently renovated townhouse. The property boasts stunning views south and east towards the mountains and two terraces and a walled garden from which to enjoy them. The main living area of the property is finished to a high standard with high ceilings and traditional features integrated perfectly with modern design. The ground floor includes a spacious living and dining area that leads onto the terrace as well as a large kitchen. Three bedrooms, including a parental suite with shower room and dressing room are on the first floor as well as a family bathroom. The attic provides a generous space that could easily be turned into over 60m2 of further living accommodation. A cellar, at the level of the garden, is perfect for storage or a...



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1015 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Montréal is a perfect location to enjoy all the best that the south-west of France has to offer. The village has all the amenities you need, including a supermarket, pharmacy, restaurants and bakeries. The motorway to Toulouse or Montpellier is only 10 minutes away, with Toulouse and its international airport an hour's drive. Carcassonne, with its airport and beautiful walled Cité, is 10 minutes away. The coast or mountains are within an easy hour's drive and the surrounding countryside provides plenty of opportunity for walking, cycling or sampling the local wine.

A quiet village street leads to the impressive entrance of this spectacular townhouse. The hallway gives onto a utility room and toilet to the side with a spacious living and dining room divided by sliding glass windows from the kitchen. The kitchen boasts a high end 6 burner hob and stone worksurfaces. In the living area gas heating is complemented by a wood burning insert. High windows look out onto the first terrace and garden as well as the rooftops and countryside beyond. Outside a south-east facing terrace at street level provides the perfect spot to soak in the sun with steps leading down to a lower terrace for shade on those hot summer days, the walled garden extends out to give additional outside possibilities. A cellar can be accessed either from the garden or ground floor corridor. There is ample storage or room for a workshop amongst the vaulted ceilings and...