

Exceptional 13-room villa configured as 4 apartments with 6890m2 land in Montazels.

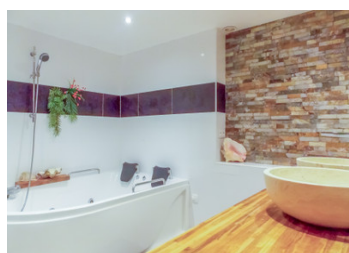


INFORMATION

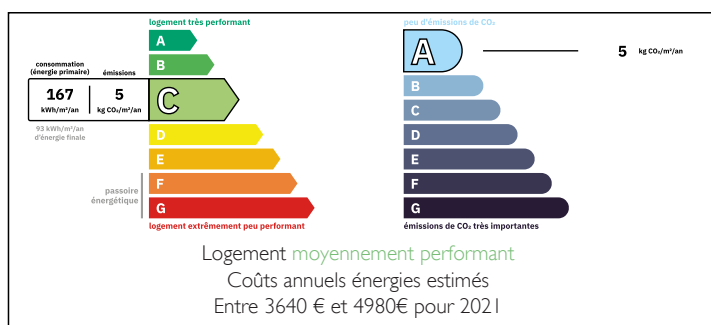
Town:	Montazels
Department:	Aude
Bed:	8
Bath:	4
Floor:	720 m2
Plot Size:	6890 m2

IN BRIEF

This exceptional 13-room property with 4 separate apartments in the village of Montazels, Aude, lends itself to a number of different options. Gite complex, bed and breakfast or grand family home. In an elevated position with views over the Upper Aude Valley and the famous village of Rennes le Chateau. Montazels is a peaceful village but only a 5 minute drive from the larger village of Esperaza with its popular Sunday market, Dinoisaur and Hat museums and all of the amenities one would expect. The UNESCO World Heritage Site of Carcassonne and its international airport are a 45 minute drive. The beaches of the Mediterranean are 1h30mins away and the nearest ski slope is a 50 minute drive. The Spanish border and Andorra can be reached in 2 hours.

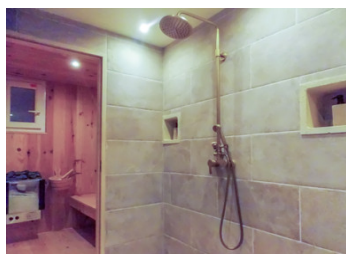


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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 habitation: EUR

NOTES

DESCRIPTION

A sweeping driveway with electronic gates leads up to the property. To the left below the property is land with the possibility to build on, subject to planning permission.

to the right of the property on the ground floor with a large terrace area is the first apartment. Enter into a large open plan lounge/diner of 41m² which leads into a fully fitted kitchen of 15m². Beyond the lounge/diner is a conservatory/games room. Bathroom of 8.5m², bedroom 1 12.75m², bedroom 2 16m² and bedroom 3 12.5m².

Stone stairs from the terrace lead to the second apartment with a lounge of 42.25m² and a second lounge area of 14m². Fitted kitchen 17.5m². Bathroom 10.5m². WC. bedroom 1 25m², bedroom 2 12m² and bedroom 3 14.5m². There is also another lounge of 25.5m².

Apartment 3 consists of a fitted kitchen/dining room of 22.75m², bathroom of 6.5m² leading to a 2.25m² sauna. Bedroom of 17.25m² and a lounge of 20m².

The fourth apartment is approximately 25m² opening onto a yard area.

Attic. Pool 9 x 5

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>