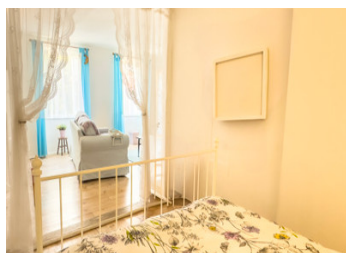
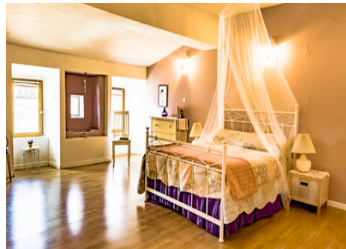


Cozy Village Home with Pyrenees Views



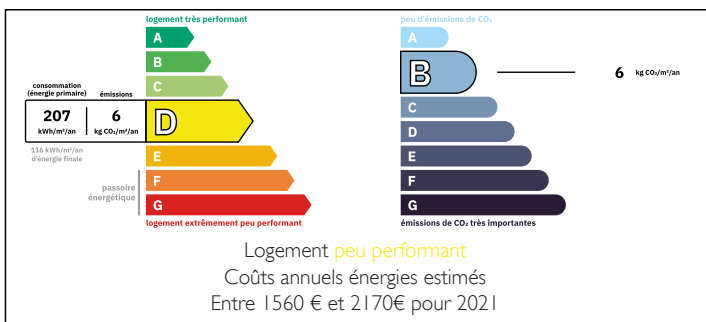
INFORMATION

Town:	Montréal
Department:	Aude
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	30 m2

IN BRIEF

Nestled in the charming hilltop village of Montréal, this cozy three-bedroom home offers stunning Pyrenees views and endless potential. With a private rooftop terrace, enclosed garden, and proximity to local markets, vineyards, and all village amenities, it's an ideal retreat. Conveniently located near Carcassonne, Toulouse, ski resorts, and Mediterranean beaches, this property is perfect for second-home buyers or first-time homeowners seeking a serene yet vibrant lifestyle in the heart of southern France.

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.



DESCRIPTION

Discover the perfect getaway or starter home in the heart of the enchanting village of Montréal, located in the breathtaking southwest of France. Montréal, a quintessential village in the Aude department, is known for its rich history, stunning landscapes, and warm community spirit. Perched on a hilltop, it offers panoramic views of rolling vineyards and the majestic Pyrenees, creating an idyllic setting for those seeking a serene yet vibrant lifestyle.

This cozy three-bedroom, one-bathroom home exudes character and potential, making it an ideal choice for second-home buyers or first-time homeowners looking to add their personal touch. While the property is comfortable and welcoming, it offers opportunities for updates to truly make it your own.

Step inside to find a warm and inviting space filled with charm. The top-floor bedroom opens to a private rooftop terrace, where breathtaking views of the Pyrenees await—an idyllic spot to unwind with your morning coffee or toast the sunset.

Outside, the enclosed garden offers a tranquil haven for al fresco dining or gatherings with loved ones. Montréal's lively village center is just steps away, boasting a local bakery, shops, restaurants, and a weekly market. The area is surrounded by a wealth of local markets where you can sample fresh produce and regional specialties, as well as world-class vineyards offering tastings of some of the finest wines in France. The village is conveniently located near the historic City of Carcassonne, with its iconic medieval citadel, and Toulouse, the vibrant "Pink City" known for...

LOCAL TAXES

Taxe foncière: 871 EUR

Taxe habitation: EUR

NOTES