

Beautiful domaine nestled amongst hills and vineyards, with pool and gardens 11 mins from Carcassonne airport



## INFORMATION

Town:	Montréal
Department:	Aude
Bed:	10
Bath:	4
Floor:	473 m2
Plot Size:	25000 m2

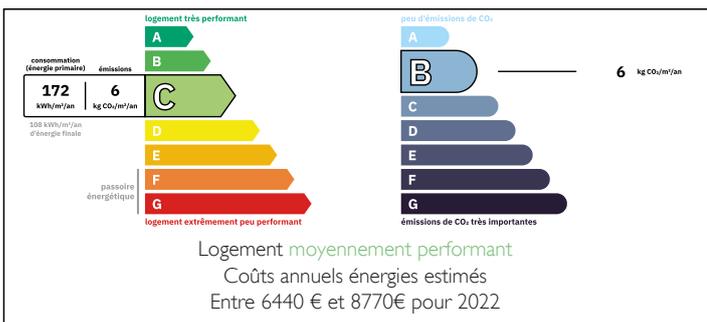
## IN BRIEF

Nestled amidst 7 acres of private grounds, just a short drive from Carcassonne, lies this enchanting property.

The main residence exudes warmth and character, featuring spacious living areas adorned with tasteful décor. Large windows invite abundant natural light, creating a bright and airy ambiance. The property can be easily divided into an East and West wing, each wing boasting its own kitchen and generous living and dining areas. You could easily use part or the whole of the property as gîtes or chambre d'hôtes.

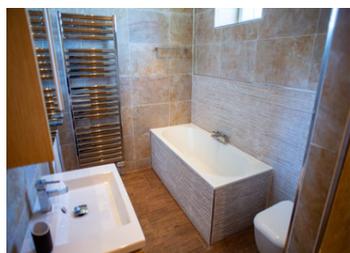
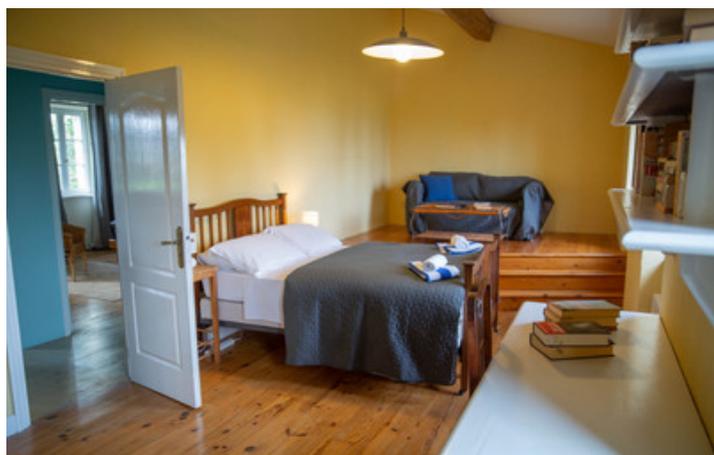
Designed by landscape architect Anna Andreyeva, the gardens are a testament to biodiversity and sustainable beauty. Meandering paths lead through local flora, fruit trees, and palms, creating a tapestry of colors and scents. A large, heated swimming pool (12m x 5m) serves as the centerpiece. The terrace provides ample space for sunbathing and alfresco dining...

## 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

The main house is easily divisible into two properties with both the East Wing and West wing boasting their own kitchen, living spaces and multiple bed and bathrooms. The outside space is the real highlight of this property. The gardens to the front have been designed with the local climate in mind, including lavender, palms and drought resistant plants as well as a stunning wildflower meadow. The pool with its stone terrace, pool house with shower and covered terrace for dining, or an afternoon BBQ, is the perfect spot to enjoy the peace and tranquility of the domaine. The north side of the property has a terrace and English style garden with paths and borders, all overlooking the impressive vista of the valley, towards the Montagne Noire beyond.

The property has 473m<sup>2</sup> of living space over two levels, consisting of;

West Wing ground floor:

Entrance hall 8.74m<sup>2</sup>

Games room 33.4m<sup>2</sup>

Dining room 30.6m<sup>2</sup>

Kitchen 13.8m<sup>2</sup>

Living room 1 28.9m<sup>2</sup>

Living room 2 33.84m<sup>2</sup>

Utility room 5.76m<sup>2</sup>

WC 3.82m<sup>2</sup>

West Wing first floor:

Bedroom 1 17.1m<sup>2</sup>

Bedroom 2 13.5m<sup>2</sup>

Bedroom 3 31m<sup>2</sup>

En-suite bathroom 6m<sup>2</sup>

Bedroom 4 23.25m<sup>2</sup>

Bedroom 5 14.26m<sup>2</sup>

Landing 6.08m<sup>2</sup>

Bathroom 7m<sup>2</sup>

Bedroom with mezzanine 20.85m<sup>2</sup>

East Wing ground floor:

Kitchen/Dining room 28.8m<sup>2</sup>

Living room 36.9m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 4242 EUR

Taxe habitation: EUR

## NOTES