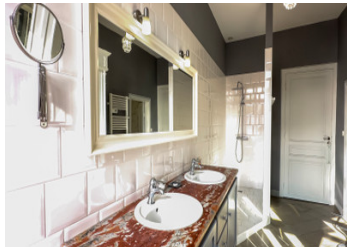


Exceptional Historic Property, Former B&B with Independent Apartment, in the Village of Books and Arts



INFORMATION

Town:	Montolieu
Department:	Aude
Bed:	9
Bath:	8
Floor:	430 m ²
Plot Size:	835 m ²



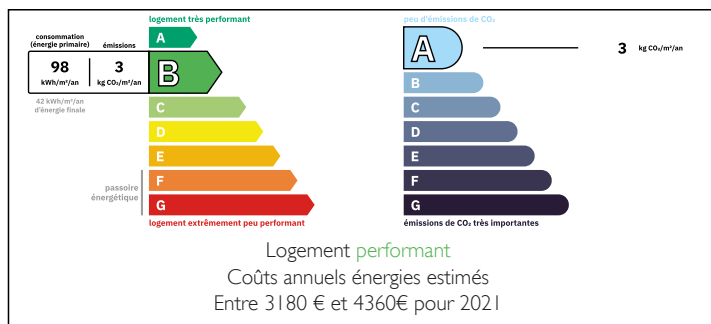
IN BRIEF

Located just 20 minutes from the UNESCO World Heritage city of Carcassonne, this extraordinary 6th-century estate, built on the historic site of the Château de Mallast, offers a rare opportunity to own a piece of French heritage in the heart of the renowned Village of Books and Arts.

Blending old-world grandeur with modern comforts, this magnificent maison de maître welcomes you with stunning period details, generous volumes, and peaceful terrace views.

The property comprises a main house with 5 en-suite bedrooms, scope for further development, a private owner's apartment, a terrace with panoramic views, and a charming flower garden. Formerly operated as a restaurant and B&B, the commercial activity could be easily revived.

ENERGY - DPE



Montolieu is a magnet for art and books lovers,

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

Property Highlights:

5 charming guest suites

A private 2-bedroom, 2-bath owner's apartment (70m²)

Double sun-drenched terraces overlooking a walled secret garden

Endless potential with an insulated attic ready for 4 additional suites

Rare opportunity to run a boutique hotel, luxury retreat, or private residence

Interiors Designed for Grand Living and Entertaining:
Impressive Entry Hall (14m²) leading to Reception/Bureau (10m²)

Formal Living Room (35.5m²) for exquisite gatherings (the former restaurant)

Dining room with open Kitchen (36m²)

Bar Area (22.5m²)

Garage/Cold Storage (22m²) and Wine Cellar (60m²)

FIRST FLOOR – Refined Guest Accommodation:

Suite 1: 25m² Bedroom + 11m² Bathroom + Private 40m² Terrace

Suite 2: 12m² Bedroom + 7m² Bathroom

Suite 3: 15m² Bedroom with Ensuite Bath

Double Suite: 44.5m² Bedroom + 10m² Luxurious Bath

Suite 5: 15m² Bedroom + 8m² Bath

Hallway (30m²)

Private Owner's Apartment:

A discreet two-bedroom, two-bath haven (70m²) offering privacy or another rental opportunity as a gîte

Attic Level – Opportunity Awaits:

Already configured with:

Two storage rooms (20m²)

LOCAL TAXES

Taxe foncière: 7232 EUR

Taxe habitation: EUR

NOTES