

## Enchanting Stone House with Pool, Garden, and Garage in the Picturesque South of France

EXCLUSIVE



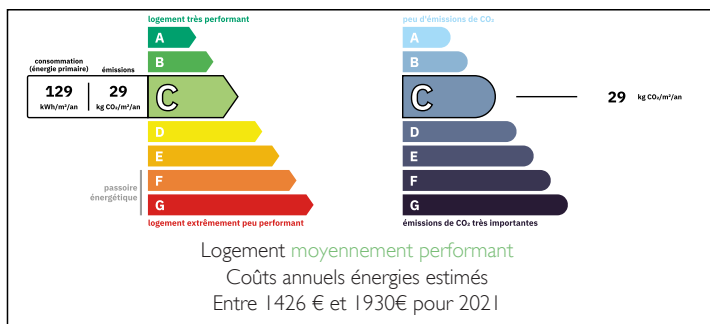
## INFORMATION

Town:	Montolieu
Department:	Aude
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	410 m2

## IN BRIEF

Discover this stunning three-story stone house in the sought-after village of Moussoulens, just a few kms from Montolieu, the "book village." Featuring 4 bright bedrooms, a sun-filled garden, a newly installed inground saltwater pool, and a spacious garage, this home blends rustic charm with modern comfort. The ground floor offers a light-filled bedroom/living area with a wood stove, bathroom, WC, laundry room, garage, and workshop, allowing for an independent living space. The first floor includes an open kitchen, living area, south-facing terrace, a bathroom, a WC, and a bedroom. The top floor boasts two more bedrooms (one is currently used as an office) and a shared bathroom as well as a Mezzanine that can be used as an office, reading nook, or even a small living space. Outside, enjoy the pool and peaceful courtyard. Moussoulens features a...

## ENERGY - DPE



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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:	900 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Discover the charm of this breathtaking 3-story stone property, nestled in the coveted village of Moussoulens in the idyllic Aude region, just moments from Montolieu—the famed “book village.” With four luminous bedrooms, a sun-soaked garden, a sparkling newly installed inground saltwater pool (3 x 7 metres, 1.5 m deep.), and a spacious garage, this beautifully maintained home invites you to savour the dream of southern French living.

Step into a world of timeless charm and southern French elegance. This inviting character property greets you with its sturdy stone façade, rustic wooden beams, and the kind of warmth only a true home can offer. As you enter, the ground floor welcomes you with a sun-drenched bedroom/living area, complemented by cozy wood-burning stoves that beckon you to relax with a glass of wine. A conveniently placed bathroom, WC, laundry room, and direct access to the garage and an expansive workshop enhance the practicality of this floor. This area could be completely independent if someone were interested in having a separate living space for guests.

The first floor reveals a captivating open living space, where lofty ceilings and charming wooden beams set a tone of rustic sophistication. The bright and spacious kitchen, complete with double glazing for year-round comfort, flows seamlessly onto a sun-dappled south-facing terrace—a perfect spot for al fresco dining or simply basking in the warmth of the Mediterranean sun. Adjacent to this space is a delightful dining area and a mezzanine retreat, ideal...