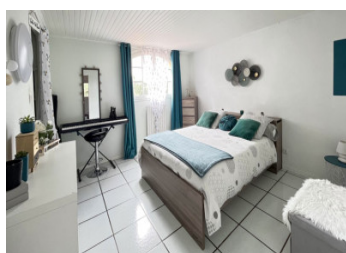
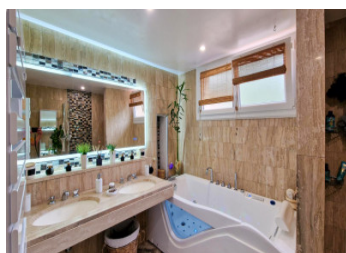


Exceptional 13 room villa with 6 bedrooms, separate gite, swimming pool and 5,000m2 garden.



## INFORMATION

Town:	Montolieu
Department:	Aude
Bed:	6
Bath:	4
Floor:	269 m2
Plot Size:	5000 m2



## IN BRIEF

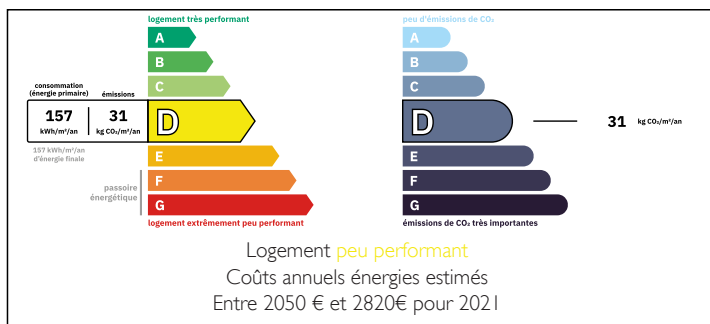
\*\*\*INVESTMENT OPPORTUNITY or fabulous family/holiday home\*\*\*

This stunning contemporary villa with separate gite offers a luxurious countryside retreat away from the stresses of modern life, whilst maintaining all of the 21st century comforts that one expects. Situated on the outskirts of the famous village of Montolieu, the "Village of Books and Arts" and only 20 minutes from the UNESCO city of Carcassonne and its renowned castle.

The property is renovated to a very high standard throughout and offers the rental potential of a separate gite set in the grounds with its own space. The 5,000m2 squared gardens are landscaped and include palm and oaks with laurels, jasmines and honeysuckles. There is a stunning pool of 11 x 5m with its own pool house and a boules court.

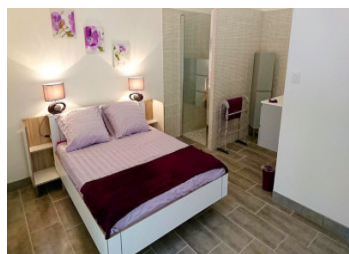
The international airport of Carcassonne-Salvaza is a

## 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

Entrance to the property is via an automatic gate with intercom and a sweeping gravel drive.

The property is configured as follows:

Landscaped gardens of 5,000m2 with 11 x 5m pool and pool house and summer kitchen. Terraces of 100m2, half of which is covered.

Main house:

Ground floor:

Enter into spacious entrance hall leading to to a bright and airy living/dining room of 45m2. There is a fully equipped modern kitchen of 19m2, a further conservatory of 14m2. The well appointed master bedroom is 13m2 a bathroom of 9m2 with walk-in shower and whirlpool bath. A second bedroom of 12m2 currently used as an office and a third bedroom of 11m2 which cal also serve as a dressing room if desired. There is also a large utility room of 20m2>

First floor:

On the first floor there is a lounge of 25m2, 3 further bedrooms of 15, 15 & 17m2, bathroom and separate WC.

Independent gite:

The separate gite features a spacious, open plan lunge/kitchen/dining area of 39m2, a master suite of 17m2 consisting of bedroom, dressing room and shower. There is a further bedroom of 11m2, bathroom 8m2, WC and a mezzanine area with the potential to sleep 4 people.

There is a garage of 26m2 and the property has fibre internet installed.

All in all this property represents an outstanding