

Quickly sold the first time, and now back on the market: 4-bedroom village house with garden, stunning views

EXCLUSIVE



INFORMATION

Town:	Montoulieu
Department:	Ariège
Bed:	4
Bath:	2
Floor:	126 m ²
Plot Size:	492 m ²

IN BRIEF

Not to be missed: 4-bedroom village house with garden and stunning views.

This property is full of charm and has been thoughtfully renovated to make the most of its garden and superb outlook.

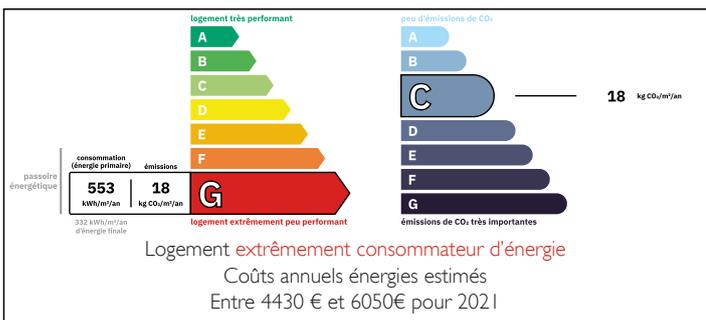
Ideally located in the village, it is not overlooked and has no adjoining neighbours. It also benefits from its own private access, allowing space to park a car.

The house features a well-equipped kitchen, two living rooms, and four bedrooms—perfect for hosting family and friends with ease. It is being sold fully furnished.

Whether as a family home or a holiday retreat, this property is suitable for a variety of uses.

More details available on our website, reference A39008NIL09.

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

Not to be missed: 4-bedroom village house with garden and stunning views.

This house is full of charm and has been thoughtfully renovated to make the most of its garden and panoramic views.

Ideally located in a low-altitude village (650 m), it is fully detached with no adjoining neighbours. It benefits from its own private access, allowing for convenient off-street parking.

On the ground floor, the property offers a bright and spacious 17 m² fitted kitchen, a 21 m² living room with wood-burning stove, a 10 m² entrance hall, a 4 m² bathroom (not yet renovated), a separate toilet, and a utility/storage area for the water heater and cleaning supplies.

Upstairs, a generous 10 m² landing leads to the largest bedroom (21 m²), a beautiful 8 m² bathroom with both bathtub and shower, and a bright 20 m² lounge area.

From this lounge, a staircase leads to a pleasant 20 m² mezzanine bedroom. Two further bedrooms (approx. 16 m² each), accessed via a fairly steep staircase from the landing, offer good space and attractive potential.

Outside, the property features a 20 m² workshop housing the laundry appliances and providing excellent storage, as well as a lean-to, ideal for firewood.

The house is sold fully furnished, making it an ideal move-in ready option.

Whether you're looking for a family home or a holiday property, this versatile house offers many possibilities.

Call now!

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation:

EUR

NOTES