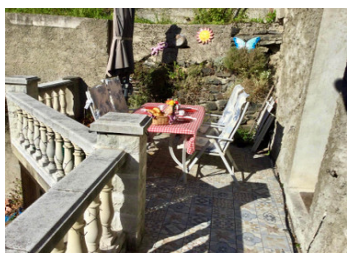


Charming Character Four Bedroom Mountain Village House in Aude

EXCLUSIVE



INFORMATION

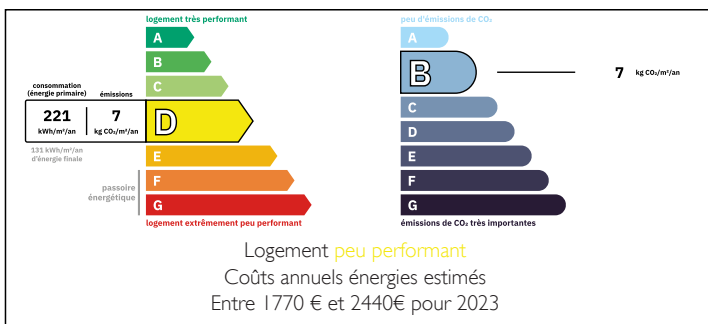
Town:	Montfort-sur-Boulzane
Department:	Aude
Bed:	4
Bath:	3
Floor:	160 m ²
Plot Size:	13 m ²

IN BRIEF

A charming character village house comprising four double bedrooms, a spacious modern open plan kitchen/lounge/diner, Inglenook fireplace with log burner, leading to a terrace for al fresco dining with panoramic views over the village and the foothills of the Pyrenees.

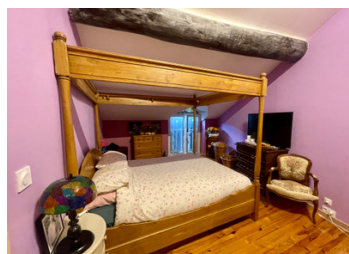
Perfect as a family home or lock up and leave holiday home for enjoying local ski resorts, mountain walking and exploring the numerous renowned vineyards.

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

This property boasts one of the finest elevated views over the charming village of Montfort-Sur-Boulzane. Facing due south, the terrace offers al fresco dining while admiring the superb vistas beyond of the year-round beauty of the surrounding foothills of the Pyrenees. The house is situated in a small square, sharing it with only two other properties.

The house offers plenty of space for a family or holiday groups, comprising four double bedrooms and a modern open plan kitchen/lounge/diner with original character features, such as the large Inglenook fireplace with log burner and bread oven. There are two attractive, recently modernised bathrooms, a large landing area that works as a secondary lounge area/quiet space and also a huge ground floor space, originally the stable, useful for storage of ski and other sports equipment and as a workshop which includes a toilet, laundry and utility area.

The house can be sold with all white goods and fully furnished.

Montfort-sur-Boulzane is a beautiful, peaceful village regularly frequented by trades such as bakery and epicerie vans and a mobile hairdresser. The local restaurant and café, a five minute walk from the house, will also be opening a village shop with fresh bread and vegetables. For those looking to integrate into village life and meet its international population, Montfort-sur-Boulzane also holds events such as its three day fête and the sardine festival.

The village is situated in the heart of historic Cathar country in the South of France, surrounded by stunning Cathar...

LOCAL TAXES

Taxe foncière: 815 EUR

Taxe habitation: EUR

NOTES