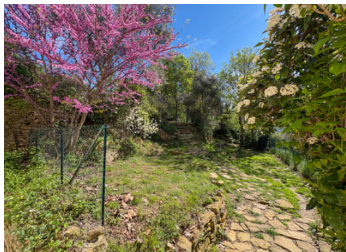


Charming village house full of character with garden and above-ground pool



INFORMATION

Town:	Montazels
Department:	Aude
Bed:	4
Bath:	2
Floor:	140 m ²
Plot Size:	1 158 m ²



IN BRIEF

Charming end-of-terrace character village house located in Montazels, offering approximately 140 m² of living space set on a total plot of 1,158 m² across two parcels.

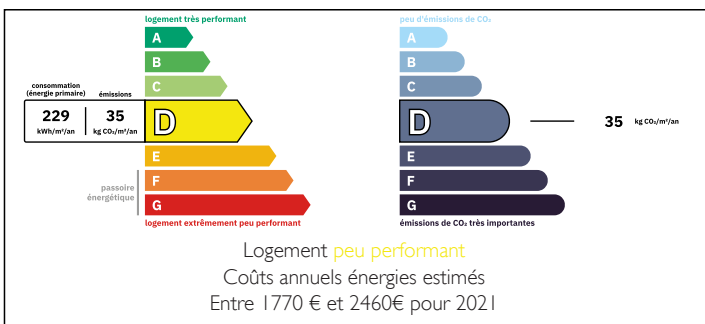


South-facing, the property enjoys excellent natural light and open views with no overlooking neighbours. The house comprises a welcoming living room, a kitchen with a recently updated utility area opening onto the garden, four bedrooms including a master suite, and a convertible attic offering further potential.



Outside, the terraced garden is planted with fruit trees and features a pleasant terrace and an above-ground pool, ideal for enjoying sunny days. Full of character, the property retains original features such as cement tiles, a solid oak staircase and high ceilings.

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 foncière: 1557 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of the charming village of Montazels, close to Quillan, this end-of-terrace character village house offers approximately 140 m² of living space set on a total plot of 1,158 m² across two parcels.

South-facing, the property enjoys excellent natural light throughout the day along with open views over the village and surrounding hills, with no overlooking neighbours.

Layout:

On the ground floor, a bright 23 m² living room, a 15 m² bedroom, a kitchen with a recently renovated utility room opening directly onto the garden, and a separate WC.

On the first floor, two spacious 17 m² bedrooms and a master suite comprising a 13 m² bedroom and a 7 m² bathroom.

On the top floor, a convertible attic offering excellent potential for further development.

Outside:

The terraced garden, planted with fruit trees, offers several relaxation areas including a terrace and an above-ground pool, perfect for enjoying sunny days in a peaceful setting.

Technical features:

- Gas central heating
- Fireplace with insert
- Single glazing
- Roof insulation
- Rainwater collection system (3,000L tank)

The property retains many original features, including cement tiles, a solid oak staircase and high ceilings of approximately 3 metres, enhancing its charm and character.

Location:

Montazels is a sought-after village in the Haute