

Charming Riverside Home in the Heart of France's Famous Book Village

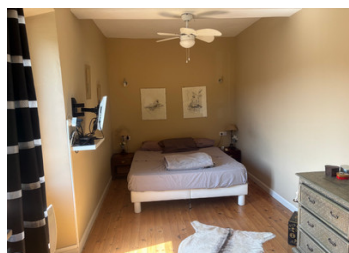
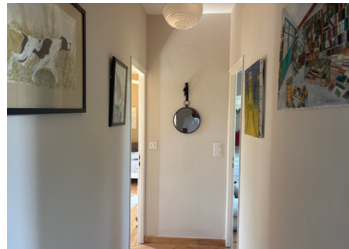
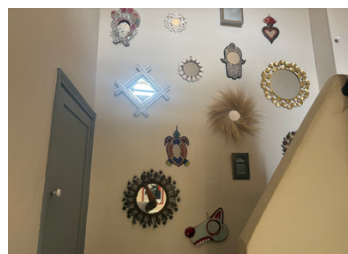


INFORMATION

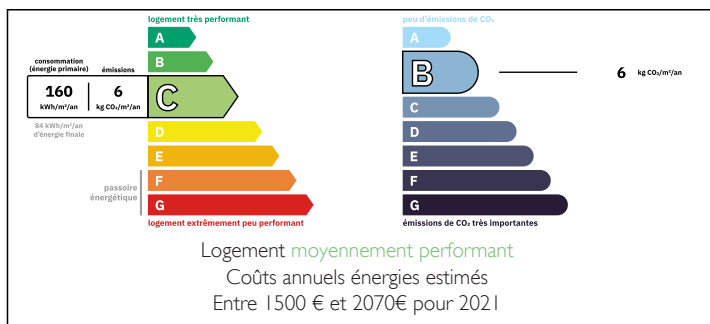
Town:	Montolieu
Department:	Aude
Bed:	2
Bath:	1
Floor:	108 m ²
Plot Size:	250 m ²

IN BRIEF

In the heart of the renowned book and arts village of Montolieu, this beautifully renovated character home offers 108 m² of living space in a peaceful riverside setting. The property features a bright 32 m² living room opening onto a 25 m² terrace overlooking the river, a fully equipped kitchen, two spacious bedrooms, a study, a bathroom, two WCs, a storage room, and a charming 30 m² vaulted cellar. A riverside garden provides the perfect place to relax and enjoy the surroundings. Ready to move into, this property is ideal as a permanent residence or holiday home. Just 15 minutes from Carcassonne, Montolieu is highly sought after for its cultural heritage, bookshops, artistic atmosphere, and exceptional quality of life.



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

Located in the heart of the renowned book and arts village of Montolieu, this beautifully renovated character home offers approximately 108 m² of living space in a peaceful riverside setting.

The property features a bright and spacious 32 m² living and dining room opening onto a 25 m² terrace overlooking the river, a fully equipped separate kitchen, two generous bedrooms, a study, a family bathroom, two WCs, and a useful storage room. Beneath the house, a charming 30 m² vaulted cellar provides excellent storage space or potential for additional use.

Outside, the riverside garden offers a tranquil retreat, perfect for relaxing and enjoying the natural surroundings throughout the year.

Immaculately maintained and ready to move into, this property is ideally suited as either a permanent residence, holiday home, or investment property.

Montolieu is one of the most sought-after villages in the Aude region, famous for its bookshops, art galleries, artisan workshops, and vibrant cultural life. Just 15 minutes from Carcassonne and its international airport, the village enjoys an excellent location with easy access to the Canal du Midi, the vineyards of the Cabardès, the Montagne Noire, and the Mediterranean coast. Combining charm, culture, nature, and convenience, Montolieu offers an exceptional quality of life that continues to attract both French and international buyers.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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