

Exceptional Contemporary Villa with Independent Gîte, Pool and 5,000m Landscaped Gardens in Montolieu



INFORMATION

Town:	Montolieu
Department:	Aude
Bed:	6
Bath:	4
Floor:	269 m ²
Plot Size:	5155 m ²

IN BRIEF

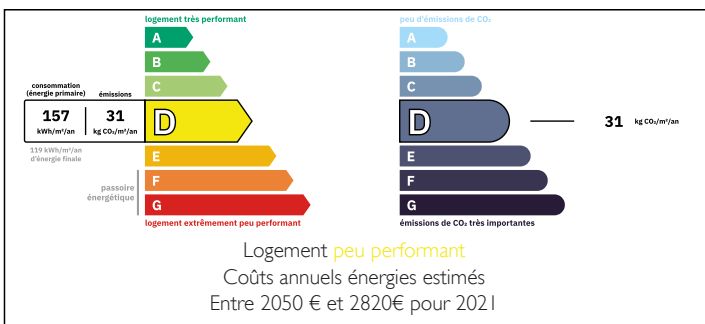
Located on the edge of the renowned village of Montolieu, the famous Village of Books and Arts, this exceptional property comprises a 182 m² contemporary villa and a fully independent 87 m² gîte, all set within beautifully landscaped grounds of 5,000 m².

Just 20 minutes from Carcassonne and its international airport, the property offers an idyllic lifestyle with an 11 x 5 m swimming pool, pool house, summer kitchen, pétanque court and extensive terraces.

The main house features six bedrooms and spacious, light-filled living areas, while the separate gîte offers excellent rental income potential.

Combining privacy, comfort and investment opportunity, this versatile property is ideal as a family home, holiday retreat or tourism business.

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

Set behind electric gates in beautifully landscaped grounds of 5,000 m², this exceptional property combines elegant family living with excellent income potential. Comprising a spacious 182 m² contemporary villa and a fully independent 87 m² gîte, it offers privacy, comfort and flexibility in a peaceful countryside setting on the edge of the sought-after village of Montolieu.

Known as the famous "Village of Books and Arts", Montolieu offers a unique blend of culture, cafés, restaurants, galleries and everyday amenities. The UNESCO World Heritage Site of Carcassonne and its international airport are just 20 minutes away, while Toulouse, the Mediterranean coast, the Pyrenees, Spain and Andorra are all within easy reach.

The grounds have been thoughtfully landscaped with mature oaks, palms and Mediterranean planting, creating a private oasis around the impressive 11m x 5m swimming pool. A pool house, summer kitchen, pétanque court and over 100 m² of terraces, including a large covered area, provide the perfect setting for outdoor entertaining.

The main house is arranged as follows:

Ground Floor

Entrance hall
Bright living and dining room (45 m²)
Fully equipped modern kitchen (19 m²)
Conservatory (14 m²)
Principal bedroom (13 m²)
Bathroom (9 m²) with walk-in shower and whirlpool bath
Bedroom/office (12 m²)
Bedroom or dressing room (11 m²)
Utility room (20 m²)

First Floor

LOCAL TAXES

Taxe foncière: **3770 EUR**

NOTES