

Spacious Village Home with Courtyard Pool in Historic Montréal



INFORMATION

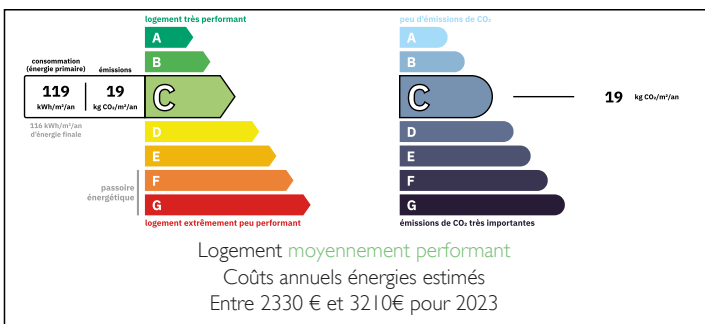
Town:	Montréal
Department:	Aude
Bed:	6
Bath:	2
Floor:	256 m ²
Plot Size:	70 m ²

IN BRIEF

Located in the historic center of Montréal, Aude, this character-filled village home offers generous living space, original features, and a relaxed southern French lifestyle. Set on a quiet street within walking distance of shops, cafés, and restaurants, the property combines the charm of an old village house with the comfort of multiple living areas and bedrooms. A private courtyard with a swimming pool and summer kitchen creates an inviting outdoor space, ideal for entertaining or enjoying long sunny days. Surrounded by vineyards and rolling countryside, and close to Carcassonne and Toulouse, this home is well suited as a primary residence, second home, or European retreat.

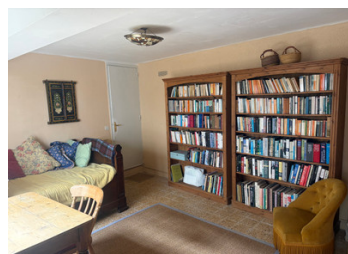


ENERGY - DPE



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 a quiet street in the historic centre of Montréal (Aude), this spacious village house is full of character and spread over three levels. It offers generous living spaces and a warm, authentic atmosphere, with many original features still in place. To the rear of the house is a private courtyard with a swimming pool and a summer kitchen, creating a lovely outdoor living area, perfect for relaxing or entertaining during the warmer months.

Montréal is a lively and welcoming village with all daily amenities within walking distance, including shops, restaurants and a local market. Surrounded by vineyards, rolling countryside and the protected Malepère area, it offers an excellent quality of life and is ideally located close to Carcassonne and Limoux.

The house includes several reception rooms, multiple bedrooms, flexible additional spaces, an orangery and a balcony overlooking the courtyard. This is a versatile property, suitable as a family home, a holiday house or a long-term lifestyle project in the south of France.

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

LOCAL TAXES

Taxe foncière: 1465 EUR

Taxe habitation: EUR

NOTES