



BEAUTIFUL DOMAIN NESTLED AMONGST HILLS
AND VINEYARDS, WITH POOL AND GARDENS 11
MINS FROM CARCASSONNE AIRPORT

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PROPERTY FACT FILE

REFERENCE	A34348NE11
PRICE	€ 860,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	4
ACCOMMODATION	473 m ²
LAND	25000 m ²
TOWN	Montréal
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

*Price based on current exchange rate which is subject to change



- Stunning gardens designed for the local climate
- A large pool and pool house with stone terrace
- Two wings each fully independent
- 9 spacious and bright bedrooms
- Incredible views over the surrounding countryside

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Nestled amidst 7 acres of private grounds, just a short drive from Carcassonne, lies this enchanting property. The main residence exudes warmth and character, featuring spacious living areas adorned with tasteful décor. Large windows invite abundant natural light, creating a bright and airy ambiance. The

DESCRIPTION

The main house is easily divisible into two properties with both the East Wing and West wing boasting their own kitchen, living spaces and multiple bed and bathrooms. The outside space is the real highlight of this property. The gardens to the front have been designed with the local climate in mind, including lavender, palms and drought resistant plants as well as a stunning wildflower meadow. The pool with its stone terrace, pool house with shower and covered terrace for dining, or an afternoon BBQ, is the perfect spot to enjoy the peace and tranquility of the domaine. The north side of the property has a terrace and English style garden with paths and borders, all overlooking the impressive vista of the valley, towards the Montagne Noire beyond.

The property has 473m² of living space over two levels, consisting of;

West Wing ground floor:

Entrance hall 8.74m²
Games room 33.4m²
Dining room 30.6m²
Kitchen 13.8m²
Living room 1 28.9m²
Living room 2 33.84m²
Utility room 5.76m²
WC 3.82m²

West Wing first floor:

Bedroom 1 17.1m²
Bedroom 2 13.5m²
Bedroom 3 31m²
En-suite bathroom 6m²
Bedroom 4 23.25m²
Bedroom 5 14.26m²
Landing 6.08m²
Bathroom 7m²
Bedroom with mezzanine 20.85m²

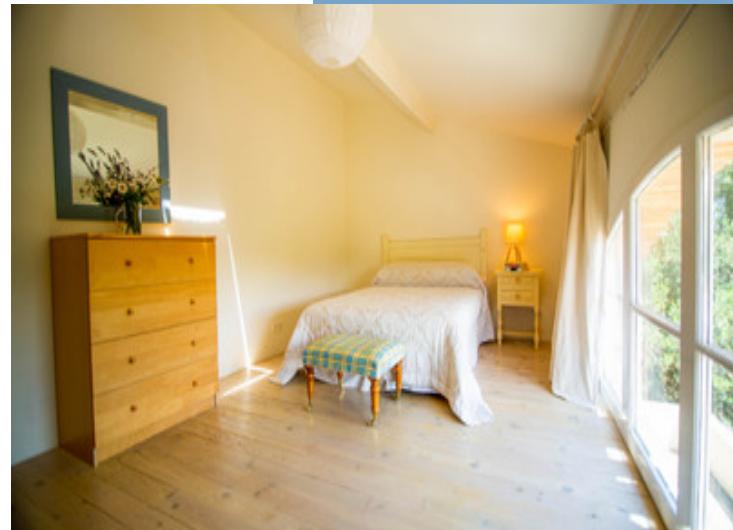
East Wing ground floor:

Kitchen/Dining room 28.8m²

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A34348NE11>

COMPLETE FILE AND PHOTO ON REQUEST

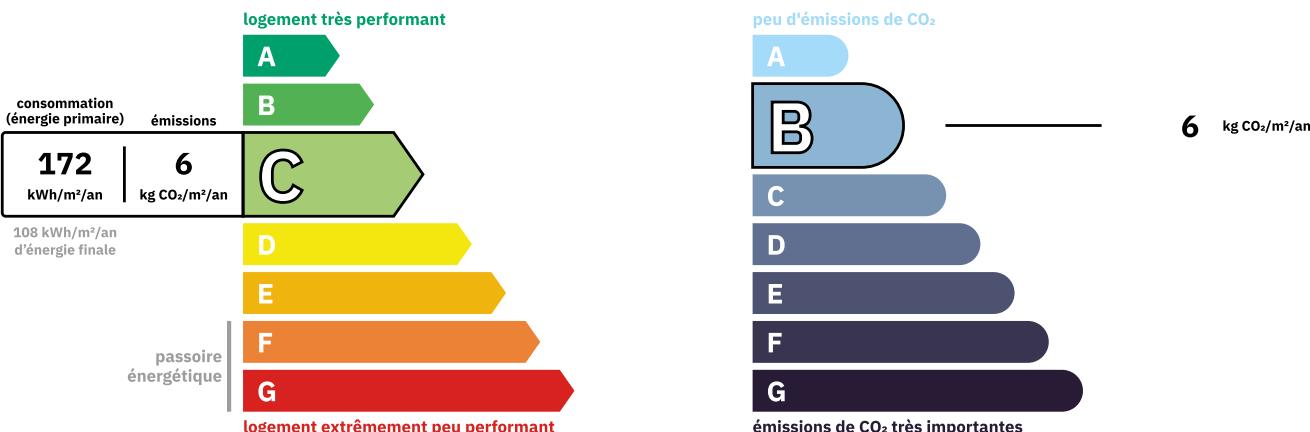


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ENERGIE-DPE

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



Property **Moderately efficient**

Estimated annual energy costs
between 6440 € and 8770€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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