

In the heart of Montolieu. Characterful village house



INFORMATION

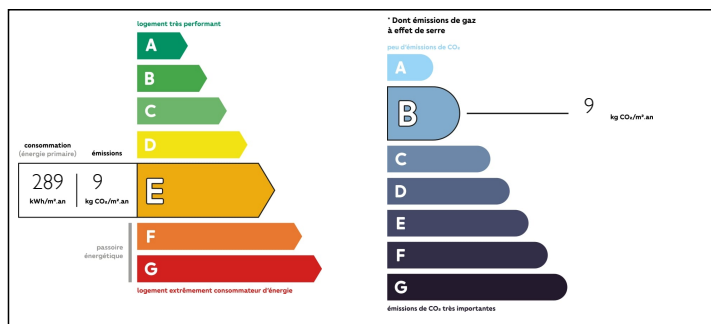
Town:	Montolieu
Department:	Aude
Bed:	1
Bath:	2
Floor:	180 m2
Plot Size:	0 m2

IN BRIEF

House with great potential set in the middle of a cultural active village environment with a large choice of restaurants and many organized functions and fetes through out the year. The building itself was dedicated to art studios set up for painting and exhibiting but has some living space. It is well lit with natural light on all floors with large open rooms. It has great potential as an artist studio/living space or converted into a large home for a family. The village is 25 mins from Carcassonne which has an airport and train station.



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

This superb, spacious house with light interiors can be found in the sought after village in the base of the Black mountains, Montolieu

Ground floor

Kitchen = 15 m²

Studio Space = 30m²

Shower room = 1.5 m²

1st Floor

Bedroom 11 m²

Bathroom 5.5 m²

Living space 38 m²

2nd Floor

Studio space 46 m²

Bedroom/office 11 M² + mezzanine 7 m²

LOCAL TAXES

Taxe habitation: **1476 EUR**

Carcassonne Airport is 20 mins away and has flights to the UK

More information upon request.

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

NOTES