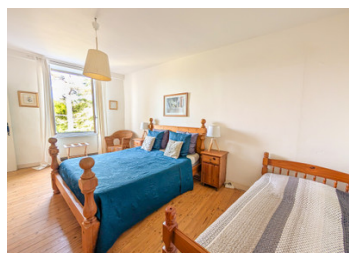


Charming 17th-Century B&B in a Picturesque Village – 5 En-Suite Bedrooms + Loft Apartment with Terrace



INFORMATION

Town:	Montolieu
Department:	Aude
Bed:	7
Bath:	6
Floor:	418 m2
Plot Size:	15 m2



IN BRIEF

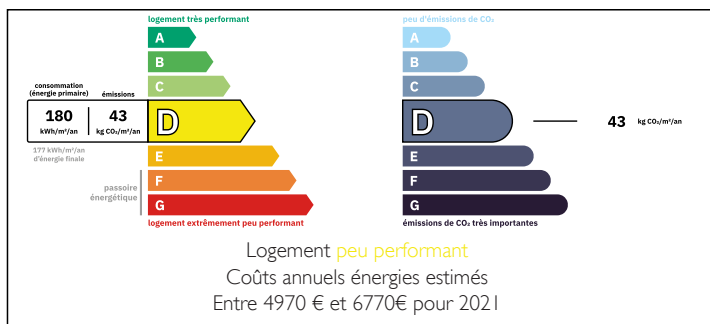
Charming 17th-century residence currently run as a B&B, nestled in the heart of a delightful village with a wonderful quality of life.

Montolieu, known as the Village of Books and Arts, lies just 20 minutes from Carcassonne and 45 minutes from Toulouse. With its bookshops, artists' studios, museums (including the Cérès-Franco Museum) and restaurants, this vibrant and authentic village attracts visitors from all over the world.

On the ground floor, you'll find elegant living spaces: a spacious entrance hall, a refined lounge with marble fireplace, an open kitchen leading to a cosy dining area with wood burner, a utility room, WC and a 29 m² professional space.

Upstairs, five bright en-suite bedrooms (19–22 m² each) welcome guests in a refined and comfortable atmosphere.

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

Oil-fired central heating (with the boiler in the cellar) and two wood-burning stoves ensure optimal comfort all year round.

Additional information

On the ground floor, a 29 m² room with a shopfront currently provides an additional income through a 6-month short-term lease, offering many possibilities for future use or conversion according to the new owner's needs.

Each of the guest rooms on the first floor has its own bathroom with a WC, and one offers access to a balcony. They are rented out on a short- and medium-term basis all year round, taking advantage of the vibrant atmosphere of Montolieu, the famous Village of Books and Arts. The village attracts many visitors with its bookshops, artists' studios, and museums, including the Cérès Franco Museum of Outsider Art, whose reopening in April 2026 is expected to draw even more visitors.

The loft apartment on the top floor was created in 2018. Of about 150 m², it impresses with its remarkable volume and 75 m² open living space, heated by a wood-burning stove and supplemented by radiators. The 4.5 m high ceilings enhance the sense of space, while a mezzanine overlooking the living area adds a modern touch and can serve as an office or additional sleeping area.

The open view over gardens and the entrance to the village creates a peaceful atmosphere. The terrace offers a lovely spot for outdoor dining while sheltered from the sun. Two spacious bedrooms enjoy a superb view of the surrounding nature, one of which...

LOCAL TAXES

Taxe foncière: **3143 EUR**

NOTES