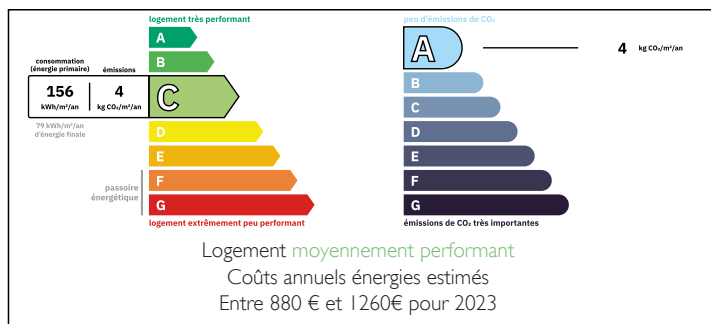


Pyrenees View House with Pool, Garden, Garage and Basement with an Independent Studio



ENERGY - DPE



INFORMATION

Town:	Montclar
Department:	Aude
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	911 m2

IN BRIEF

Located between Carcassonne and Limoux, perched on a hill with spectacular views, this house offers an ideal setting to enjoy both outdoor space and indoor comfort, with the added benefit of a self-contained studio in the basement, perfect for hosting family or guests.

The house features an entrance with storage, a bright living area with an open-plan kitchen, 2 bedrooms, and 1 bathroom, with a 3 m high ceiling that enhances the sense of space. Recently equipped with reversible air conditioning and insulated attic, the property is energy-efficient.

The landscaped garden includes a swimming pool (4x7 m), a basement (approx. 70 sqm), and a garage. From the terrace, the uninterrupted views of the surrounding mountains create a peaceful and relaxing atmosphere throughout the year.

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.



LOCAL TAXES

Taxe foncière: 1150 EUR

DESCRIPTION

Located in the heart of Occitanie, this property offers the perfect blend of tranquility and accessibility. Just 20 minutes from Carcassonne and 20 minutes from Limoux, you're close to shops, restaurants, and all daily amenities. Carcassonne Airport is nearby, with flights to major European destinations (London, Dublin, Bruxelles, Porto...)

The region is renowned for its exceptional quality of life, with a rich heritage, vibrant markets, and an art de vivre that combines gastronomy, culture, and outdoor activities. Cycling and hiking trails abound, from gentle countryside rides to scenic mountain paths, while the Mediterranean coast and the Pyrenees are within easy reach for weekend getaways.

Experience the perfect balance of relaxed village life and easy access to everything the region has to offer.

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

NOTES