LEGGETT
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Ref: A42573AGU11 Price: 215 000 EUR

agency fees to be paid by the seller

Stone Village House with Terrace Views of the Old Bridge, Vineyard and Mountains – Monze

EXCLUSIVE















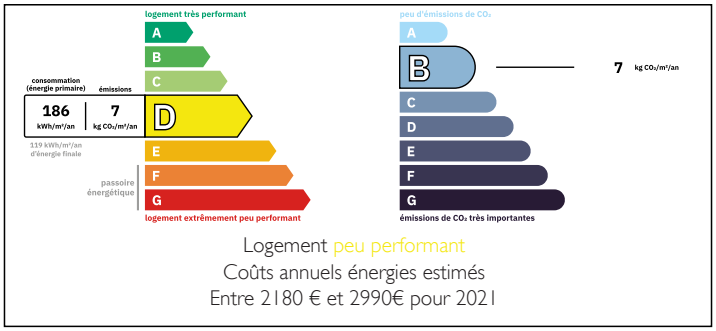
INFORMATION

Town:	Monze
Department:	Aude
Bed:	3
Bath:	2
Floor:	196 m2
Plot Size:	1053 m2

IN BRIEF

Set right beside the river in Monze, just 15 minutes from Carcassonne, this characterful stone village house offers approx. 196 m² across split levels, packed with exposed stone, original beams and warm terracotta-style floors. The showstopper is a dramatic double-height living room with wood-burning stove, plus a mezzanine overlooking the space. You'll also find a generous kitchen/dining room, 3 bedrooms, a 15m2 games room, utility/laundry area and a small garage/storage space. Two bathrooms add comfort (one with shower + WC, the other with bathtub + WC). Outside, enjoy a 20 m² garden on the ground floor and an exceptional 33 m² terrace on the top floor with stunning views of the old bridge, surrounding vineyards and the mountains. Bonus: a non-adjoining plot nearby, ideal for a vegetable garden.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2180 € et 2990€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1724 EUR**

NOTES

DESCRIPTION

Set in the heart of the village of Monze, directly beside the river, this substantial stone house offers approx. 196 m² of living space arranged over several split levels. Packed with authentic features including exposed stone walls, original wooden beams and terracotta-style flooring, it combines strong character with a flexible layout.

One of the home's standout features is the impressive double-height living room. Exposed stonework and heavy timber beams create a striking sense of volume, while a wood-burning stove adds warmth and atmosphere. A mezzanine level overlooks the space and can be used as a reading corner, office area or occasional sleeping space, depending on your needs.

The kitchen/dining room is spacious and welcoming, well suited to day-to-day living and entertaining. There is ample room for a large dining table, making it an easy space for relaxed meals with family and friends.

The property offers three bedrooms, with the main bedroom being particularly generous and providing direct access to a ground-level outdoor area. The home has two bathrooms: one with a shower and WC, and the other with a bathtub and WC.

Practical spaces are well integrated throughout, including a utility/laundry area and a small garage/storage space (not suitable for a car), ideal for bikes, workshop use or general storage.

There is a spacious games room currently with a ping pong table (15m2).

Outside, the house benefits from two distinct outdoor areas: a small garden of around 20 m² on the ground floor, and an upper terrace of approx....