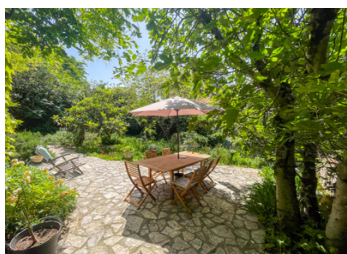
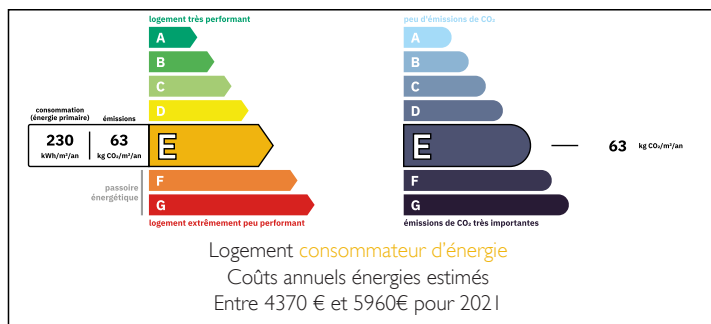


## Beautiful 18th Century Presbytery with Pool in Charming Village Setting in the Montagne Noire

### EXCLUSIVE



### ENERGY - DPE



### INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Brousses-et-Villaret |
| Department: | Aude                 |
| Bed:        | 6                    |
| Bath:       | 2                    |
| Floor:      | 316 m <sup>2</sup>   |
| Plot Size:  | 688 m <sup>2</sup>   |

### IN BRIEF

Beautiful 18th-century presbytery full of character, set in a quiet village in the Montagne Noire near Montolieu.

Offering approx. 316m<sup>2</sup> of living space, the property features 6 bedrooms, 2 bathrooms, a spacious living room, kitchen, and a versatile office or ground-floor bedroom.

The charming interior retains many original features while providing comfortable, move-in ready accommodation.

Outside, a private garden of 688m<sup>2</sup> with swimming pool is enhanced by beautiful trees, colourful plants and aromatic herbs, creating a peaceful setting ideal for relaxing or entertaining.

Located 30 minutes from Carcassonne and within easy reach of the Mediterranean, it is perfect as a family home or holiday retreat.

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: 2890 EUR**

## NOTES

## DESCRIPTION

Set in the heart of a peaceful and picturesque village in the Montagne Noire, this beautiful 18th-century presbytery offers an exceptional blend of historic charm, generous living space and modern comfort, just a short distance from Montolieu.

Offering approximately 316m<sup>2</sup> of habitable space, the property retains many original features while benefiting from modern amenities such as double-glazed windows and fibre optic internet, making it ideal as either a main residence or a holiday home.

Ground floor:

The entrance hall leads into a spacious and welcoming living room with an open fireplace, perfect for cosy evenings with family and friends. The kitchen is both practical and generous in size, ideal for entertaining. A large office of approximately 23m<sup>2</sup> could also serve as a ground-floor bedroom if required. A separate WC completes this level.

First floor:

A bright landing leads to five comfortable bedrooms offering flexible accommodation for family and guests. One of the bedrooms benefits from its own en-suite bathroom, while a second bathroom and separate WC serve the remaining rooms.

Exterior:

Set within approximately 688m<sup>2</sup> of private gardens, the outdoor space is beautifully landscaped with mature trees, colourful plants and a variety of aromatic herbs. The garden also features several fruit trees including fig, apple and quince trees, creating a peaceful and authentic Mediterranean atmosphere. A swimming pool completes this delightful outdoor area, ideal for relaxing and enjoying the sunny climate.

The property is located in Brousses-et-Villaret, a charming village renowned for its popular weekly Marché Enchanté (local producers' and artisans'