

Montréal - Hidden in the hills of the Malpère region, you will find this treasure.



INFORMATION

Town:	Montréal
Department:	Aude
Bed:	16
Bath:	5
Floor:	575 m2
Plot Size:	516330 m2

IN BRIEF

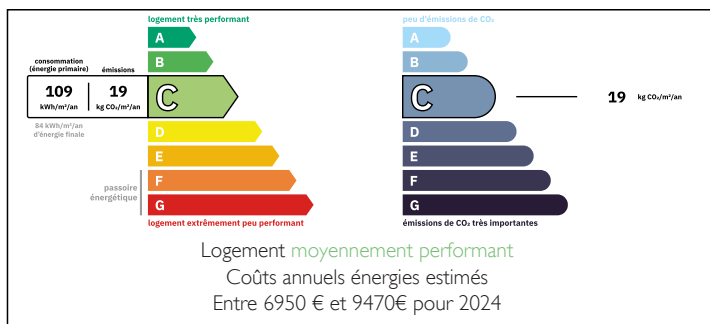
A Rare Estate Combining Heritage, Privacy and Investment Potential

Set within 51 hectares of contiguous certified organic land, this extraordinary country estate offers a unique opportunity to acquire a private sanctuary in one of Southern France's most unspoilt natural environments.

At the heart of the estate stands a 19th-century stone residence offering approximately 575 m² of living accommodation.

Currently configured as five independent apartments, this property could provide exceptional flexibility and multiple income-generating possibilities.

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

Located just 20 minutes from Carcassonne and its international airport, and only one hour from Toulouse, the property enjoys an exceptional setting within a protected Natura 2000 site, surrounded by rolling countryside and commanding breathtaking panoramic views across the Malepère hills.

A place of remarkable tranquillity, where a life style is defined by space, nature and complete privacy.

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Currently configured as five independent apartments, this property could provide exceptional flexibility and multiple income-generating possibilities, including:

- * Private family estate
- * Luxury guesthouse or boutique hospitality business
- * High-end holiday rental operation
- * Multi-generational residence
- * Turnkey investment property with established rental potential

Each apartment benefits from independent central heating, private outdoor terraces, and character features including original fireplaces and wood-burning stoves, blending authentic charm with modern comfort.

Exceptional Outdoor Living

Designed to embrace the beauty of its surroundings, the estate offers an outstanding leisure environment centred around a heated and secure swimming pool. Positioned away from the residential buildings to ensure complete peace and privacy, the pool area features a fully equipped pool house with barbecue facilities and guest amenities, creating the perfect setting for entertaining or enjoying spectacular sunsets over the surrounding countryside.

Outstanding Lifestyle, Equestrian and Agritourism Potential

LOCAL TAXES

Taxe foncière: 3500 EUR

NOTES