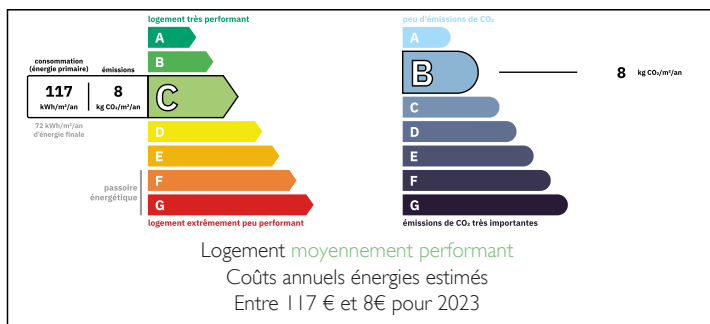


Charming 2-Bedroom House with Stunning Views – Perfect Pied-à-Terre in the South of France - 66 m floor space

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montirat
Department:	Aude
Bed:	2
Bath:	1
Floor:	43 m2
Plot Size:	330 m2

IN BRIEF

Panoramic views and a peaceful setting make this charming two-bedroom house an ideal base in the South of France, just 5 km from Trèbes, with its shops, restaurants and Canal du Midi, and 9 km from Carcassonne and its famous medieval Cité.

Set in an elevated position, it enjoys beautiful, far-reaching views over the surrounding hills, visible from the partly covered terrace, kitchen, living room and ground-floor bedroom.

The ground floor includes a kitchen, air-conditioned living room, bedroom with fitted storage, bathroom and separate WC.

Upstairs, a 22 m² bedroom with storage under the eaves.

The property has reversible air conditioning in the living room and private parking.

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: 632 EUR

NOTES

DESCRIPTION

Perched in an elevated position, this lovely two-bedroom house offers beautiful views over the surrounding hills, while remaining within easy reach of local amenities and the attractions of the region. With approximately 66 m² of floor space, a partly covered terrace and private parking, it could make a practical holiday home or lock-up-and-leave retreat.

Trèbes is just 5 km away, with its shops, restaurants and picturesque setting along the Canal du Midi. Carcassonne, home to the famous medieval Cité, is approximately 9 km away.

The ground floor features a kitchen, a cosy living room with reversible air conditioning and a bedroom with fitted storage. All three rooms benefit from an exceptional outlook over the surrounding hills, bringing the landscape into everyday life. A bathroom and separate WC complete this level.

Upstairs, a generous 22 m² bedroom under the eaves provides a cosy additional space, with useful storage tucked into the sloping roofline.

Outside, the partly covered terrace is one of the property's highlights. Whether enjoying your morning coffee or relaxing at the end of the day, this is a lovely spot to take in the far-reaching views.

The house is equipped with reversible air conditioning in the living room and private parking.

A peaceful countryside setting, beautiful views and easy access to the attractions of the region make this an appealing opportunity for anyone looking for a base in the South of France.

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