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Lovely property in village close to Carcassonne

Montreal , Aude , Occitanie



€446,000

inc. of agency fees

6 Beds 4 Baths 310 sqm 1000 sqm

Two character village houses (former wine houses) with a peaceful garden and the possibility to add a swimming pool near amenities. Ideal for two families or to make B&B / guest rooms.

At a Glance

Reference	MFH-MSA73217	Near to	Carcassonne	Price	€446,000
Bed	6	Bath	4	Hab.Space	310 sqm
Land	1000 sqm	Pool	No	Land Tax	N/A

Property Description

You will love the location of this property in a village near Montreal in the Aude. It is situated close to small businesses, schools, and the historic center of the village while giving the impression of being in the countryside. The property comprises two "Winemaker" houses with beautiful rooms, high ceilings, stone authenticity, and huge potential. Each house has a total area of 310 sqm.

House 1 features an entrance on the ground floor, a living room with access to the garden, a dining area, a separate kitchen, a two-level office, a bathroom, a toilet, and a garage with mezzanine storage. Upstairs, there are three bedrooms and a spacious bathroom.

House 2 has a living room, a dining room, a kitchen, a bathroom with a toilet, and a garage with tanks on the ground floor. Upstairs, there are three bedrooms, a bathroom, a recreation room in stone, and beautiful beams.

The Accommodation

The FIRST House

- entrance
- living room and dining room - 54 sqm
- separated kitchen fully equipped - 8.25 sqm
- shower room 4.98 sqm
- garage and mezzanine - 35 sqm
- landing on top floor - 3.71 sqm
- bedroom 1 - 16.01 sqm
- bedroom 2 - 14.73 sqm
- bedroom 3 - 21.51 sqm
- bathroom - 12.61 sqm

The SECOND House 2

- living room - 27.63 sqm
- dining room - 24.20 sqm
- kitchen - 13.81 sqm
- bathroom - 9 sqm
- garage with concrete tank - 118 sqm
- landing on top floor - 10.81 sqm
- bedroom 1 - 25 sqm
- bedroom 2 - 25 sqm
- bedroom 3 - 15.37 sqm
- stone room with lovely beams - 106 sqm
- bathroom - 16 sqm

Outside

- garden with many trees
- easy maintenance
- 2 gates, one automatic

Additional Information

- possibility to add to your garden extra land at 35€/sqm. (6 000 sqm left)

The Area and Access

- baker and butcher walking distance
- golf at 15 minutes
- airport at 10 minutes

Ideal for two families or to make B&B / guest rooms! [Contact us](#) to arrange an early viewing.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	South
Heating System:	Central heating (gas)
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town

Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€446,000

Key Information

Year Built:	1900
Internal Area:	310 sqm
Land Area:	1000 sqm
Number of Fireplaces:	1

Property Features:

- Property with two houses
- full of charm and old beams
- Old Wine cellar and garage
- close to many amenities
- typical village in Malepère region close to Carcassonne
- high ceilings
- lovely garden with trees

Has a Wine Cellar	Yes
Has a Garden	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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