

[Click to view MFH-MSA73555](#)

## Large Property with Gites close to a Lake in the Aude

Montolieu , Aude , Occitanie



# €395,000

inc. of agency fees

14 Beds    10 Baths    450 sqm    1.4 ha

Large property with several flats set in an ideal environment in the heart of nature, 5 minutes from the lake of Lampy and a village with shops and amenities.

### At a Glance

<b>Reference</b>	MFH-MSA73555	<b>Near to</b>	Carcassonne	<b>Price</b>	€395,000
<b>Bed</b>	14	<b>Bath</b>	10	<b>Hab.Space</b>	450 sqm
<b>Land</b>	1.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	€3281.00

### Property Description

Set just 5 minutes from the serene Lake Lampy and a charming village with shops and amenities, this expansive property offers 450 sq.m of living space in an idyllic, nature-rich setting. Surrounded by beautiful trees and abundant water features, it's a true haven for nature lovers.

This old stone building, formerly a restaurant, café, and inn, has been thoughtfully converted into eight independent lodgings. Each unit has its own electricity meter and water heater, featuring one or two bedrooms, a kitchen/dining room, and a bathroom with a toilet.

The property also boasts several shared spaces, including a games room, dining room, reception area with a stunning fireplace, communal kitchen, laundry, water point, bike storage, and sanitary facilities.

The lush surroundings span 1.4 hectares, with terraces on each side, a playground for children, a field for ball games or snowshoeing, and a small forest path. Adding to the charm, a river flows year-round near the property.

*A significant bonus* is the building's fresh, drinkable spring water supply through a drilling system, ensuring low maintenance and bills.

While some refreshing updates are needed, the property is fully habitable and ready for new adventures. Don't miss out on this unique opportunity to own a piece of paradise!

## **The Accommodation**

### **The ground floor and first floor**

- living room - 52 sqm
- dining room - 21.55 sqm
- kitchen - 17 sqm
- cellar - 9.6 sqm

### **The ground floor and first floor**

- 8 gites in total, each one between 28 sqm and 56 sqm

## **Outside**

- BBQ area and brick shed in the garden
- easy maintenance
- playground for children

## **Additional Information**

- it was used by a French Administration for its workers
- the property is liveable, but needs refreshing and modernising

## **The Area and Access**

- close to village with amenities
- Carcassonne at 35 minutes
- Revel at 20 minutes
- ideal for people loving trekking, walking, cycling and swimming in the lake

*Ideal for a family project, rentals, fun projects with activities, associative life etc...*

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	14
Bathrooms	10
Price	€395,000

## Key Information

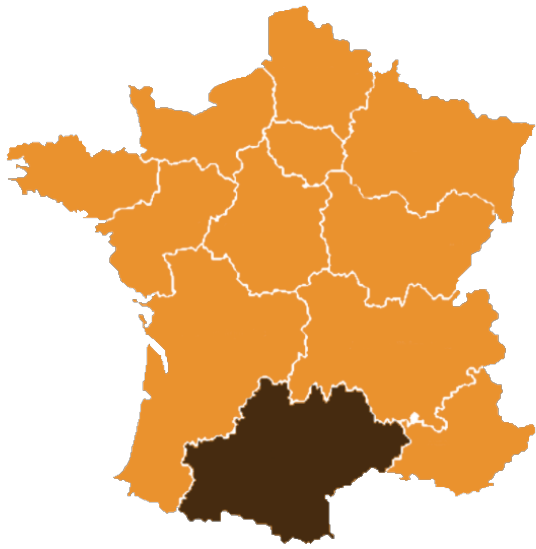
Year Built:	1900
Internal Area:	450 sqm
Land Area:	1.4 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Property full of charm in the woods
- lake at 5 minutes
- ideal for big family or many families
- 8 independant gites
- commun rooms too for cooking
- commun dining room and also living room in addition
- playground for children in garden
- nice woods
- 8 gites

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



# Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates