

[Click to view MFH-MSA82865](#)

Stunning 19th-Century Property near Carcassonne

Montolieu , Aude , Occitanie



€712,000

inc. of agency fees

4 Beds 4 Baths 286 sqm 1236 sqm

This exceptional property is a rare opportunity to own a piece of history combined with modern luxury, all within a short drive from the vibrant medieval city of Carcassonne.

At a Glance

Reference	MFH-MSA82865	Near to	Carcassonne	Price	€712,000
Bed	4	Bath	4	Hab.Space	286 sqm
Land	1236 sqm	Pool	Yes	Land Tax	€4450.00

Property Description

Located in the heart of a charming village just a 5-minute drive from Carcassonne, this fully renovated private home beautifully combines historic charm with modern comfort. The property has been meticulously updated using high-quality materials, creating a unique setting that harmoniously blends the elegance of the past with contemporary living.

As you enter, you're greeted by a stunning medieval stone staircase leading to a hacienda-style mezzanine. The ground floor offers a cozy living room with a Spanish fireplace, a dining area, and a kitchen with stone countertops, along with practical spaces like a pantry, laundry room, and cloakroom. Upstairs, you'll find a bright mezzanine, a suspended walkway, and three bedrooms, including two luxurious suites with private bathrooms and an office overlooking the living areas.

The landscaped park is an oasis, featuring two centuries-old oaks and Mediterranean plants. Highlights include a unique heated saltwater pool with a diamond-patterned bottom, a pool house with a bar and barbecue, and a multifunctional outbuilding that has a workshop, an extra bedroom with a bathroom, a gym, and storage. Sunny terraces offer great spots for relaxation outdoors.

Premium Features - The home offers central gas underfloor heating on the ground floor and radiators upstairs. Stylish terracotta tiles and wooden floors add charm, complemented by a unique spiral stone staircase. Features include an automatic gate, a paved driveway with a carport, and a Gard stone fountain for added elegance.

The Accommodation

The ground floor

- entrance and relaxation space with view on pool and garden - 23 sqm
- living room with a massive stone fireplace imported from a chateau in Spain - 36 sqm
- concrete bar - 11 sqm
- dining room - 13 sqm
- fully fitted kitchen with stone and wood - 17 sqm
- cellar - 7 sqm

The first floor

- bedroom 1 - 15 sqm
- bathroom 1 - 5 sqm
- en-suite with bedroom 2 and shower room 2 - 24.70 sqm
- en-suite with bedroom 3 and bathroom 3 - 25 sqm
- mezzanine with office all have view on relaxatin room and bar 25 sqm

Outside

- BBQ area in pool house with bar
- easy maintenance with many mediterranean plants and two massive oak trees over 100 years !
- stone fountain and its stone basin

Additional Information

- car port for two cars - 35 sqm
- automatic iron gates for the entrance
- tar driveway to carport
- workshop for storage - 23 sqm
- bedroom 4 and bathroom 4 ideal for guests or B&B - 29 sqm
- sport / fitness room or bedroom 5 ! - 31 sqm
- wood shed 11 sqm

The Area and Access

- village with amenities and very nice restaurant
- Carcassonne at 7 minutes and airport only at 10 minutes
- Carcassonne golf course at 12 minutes

Contact us today to arrange a visit and discover this gem of a property!

Environment & Surroundings

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

And Before You Ask

- Exposure: South
- Condition: Immaculate
- Heating System: Underfloor heating
- Currently lived in: Yes
- Condition of Roof: Very good condition
- Gas Supply: Mains town
- Land Tax: €4450.00

Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€712,000

Key Information

Year Built:	1900
Internal Area:	286 sqm
Land Area:	1236 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1

Property Features:

- House full of charm
- close to fex amenities
- lovely stone stairs in entrance
- inceredible mezzanine
- bar
- very nice pool and pool house
- stone fountain
- magnificent oak trees and mediterraneen plants in garden
- many beams and original wood doors
- fireplace from chateau in Spain

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

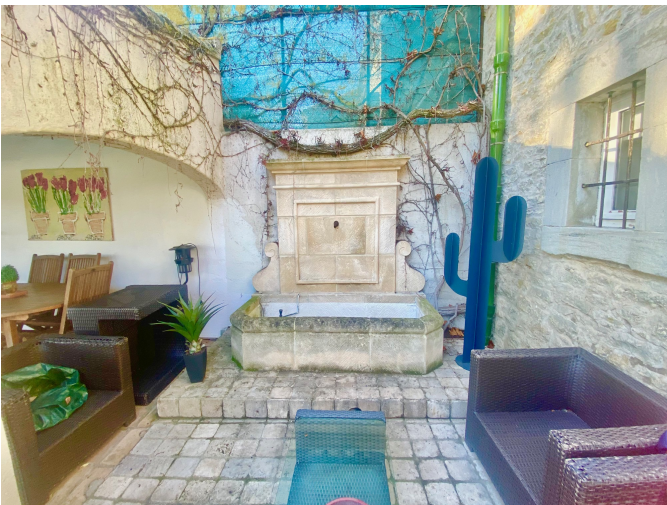
Location: Occitanie



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