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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

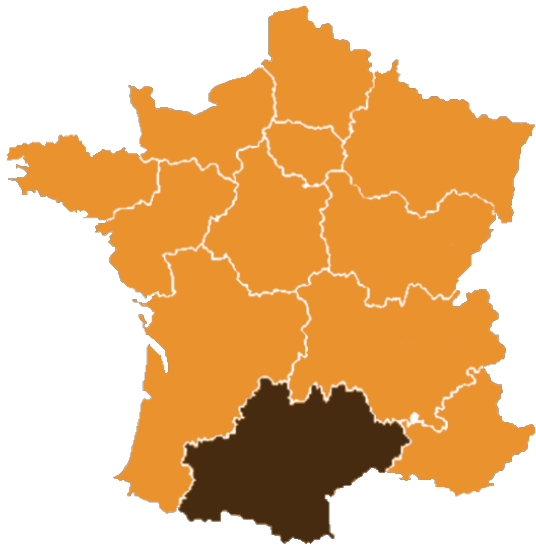
| | |
|---------------------------|----------|
| Year Built: | 1900 |
| Internal Area: | 286 sqm |
| Land Area: | 1236 sqm |
| Floor: | 2 |
| How many Outbuildings: | 2 |
| Number of Fireplaces: | 1 |

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 |

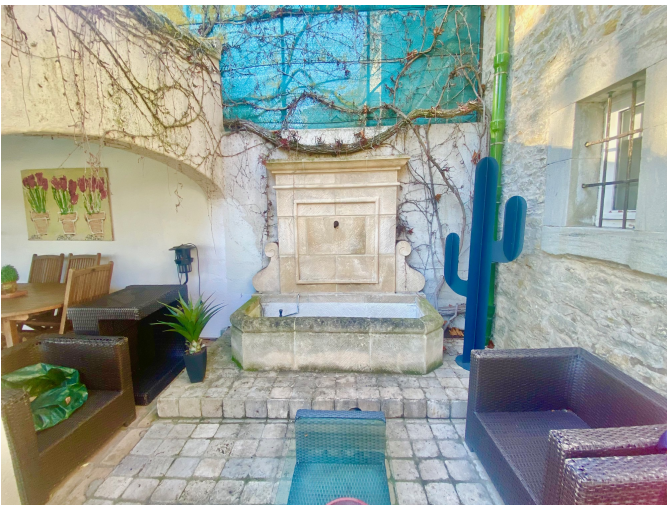
Location: Occitanie



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