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## Mansion with gites & oak truffles near a famous village

Montolieu , Aude , Occitanie



**€599,000**

inc. of agency fees

8 Beds    5 Baths    340 sqm    9 ha

Beautiful Mansion with gites, a pool, outbuildings, stunning mountain views, 9 ha land with oak truffles for sale near a famous village and 20 minutes from an international airport.

### At a Glance

Reference MFH-MSA87408

Bed 8

Land 9 ha

Near to Carcassonne

Bath 5

Pool Yes

Price €599,000

Hab.Space 340 sqm

Land Tax €3300.00

### Property Description

This exquisite estate sprawls across 9 hectares of picturesque land and encompasses a grand mansion, charming guest cottages, a luxurious swimming pool, various outbuildings, 3 hectares of truffle oak trees, and breathtaking vistas of the majestic Pyrenees mountain range. Nestled just a stone's throw away from the renowned village of Montolieu and a convenient 20-minute drive from an international airport.

The property features a captivating, sun-soaked stone mansion with a private garden, a delightful terrace, two separate cosy cottages, and an assortment of outbuildings for housing agricultural equipment, vehicles, workshops, a gym, and recreational spaces that can easily be transformed into additional rooms. Tucked away for seclusion, a tranquil swimming pool oasis awaits, complete with sun-drenched lounging areas for ultimate relaxation and enjoyment.

## THE MANSION & COTTAGES

The main house has a double living room, an adjoining office overlooking an inner courtyard, an equipped kitchen, a back kitchen, a beautiful terrace overlooking the driveway of the entrance to the property, three suites upstairs and a convertible attic.

The **cottages** have a living room, a kitchen area, two or three bedrooms and a bathroom. Each with its own independent terrace. They are all **furnished** !

## OUTSIDE THE PROPERTY

- Gite 1 with living room, kitchen and 2 bedrooms - 76 sqm
- Gite 2 with living room, kitchen and three bedrooms - 72 sqm
- Old stables - 100 sqm
- Work room - 30 sqm
- Garage - 130 sqm
- Barn - 100 sqm

- Open barn - 90 sqm
- 2 wells

## ADDITIONAL INFORMATION

- gas central heating
- septic tank
- swimming pool (12m x 6m)
- electric heating in the cottages
- rental cottages (900 euros and 1000 euros/week)
- 2 wells
- wood stove in the living room
- water storage of 337 sq3
- plantation of truffle oaks
- Simple wood glazing and wood shutters
- many outbuildings

## THE AREA AND ACCESS

- Montolieu and amenities, plus book shops at 3 minutes
- Carcassonne at 17 minutes
- Carcassonne airport at 23 minutes
- many lakes, bike tracks, hiking paths in the area

## ABOUT THE LOCATION

This charming book village has many shops, multiple services, medical office, two schools: kindergarten and primary, as well as many associations. The village has a municipal swimming pool, a campsite, it is close to many lakes in the Black Mountain and hiking trails and mountain biking, [Carcassonne](#) and its airport are only 20 minutes away.

***Fantastic location thanks to the proximity of the village, views, and the oak truffle!***

*Its potential is yet to be fully exploited, and the price has just been further reduced ...*

*This is a VERY ATTRACTIVE opportunity looking for the right buyer and project.*



## Environment & Surroundings

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

## And Before You Ask

Exposure:	South
	Needs
Condition:	upgrading
	and
	modernising
Heating System:	Central
	heating (gas)
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Good
	condition
	Septic tank
Drainage:	needs
	updating
Gas Supply:	Buried gas
	tank
Land Tax:	€3300.00

## Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€599,000

## Key Information

Internal Area:	340 sqm
Land Area:	9 ha
Floor:	3
How many Outbuildings:	5
Number of Fireplaces:	1

### Property Features:

- 9 ha land
- oak truffles
- mountain views
- 2 gites
- 20 mins to the airport
- NEW PRICE!

Has a Wine Cellar Yes

Has Attic Space: Yes

Has an Office /  
Study? Yes

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Has  
ADSL/Broadband? Yes

**Location: Occitanie**





## Gallery















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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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