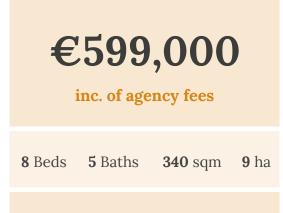


Mansion with gites & oak truffles near a

famous village

Montolieu, Aude, Occitanie





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 toCarcassonneBath5PoolYes

 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. 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?✓

And Before You Ask

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

Summary		Key Information	
Property type:	Countryside house	Internal Area:	340 sqm
Bedrooms:	8	Land Area:	9 ha
Bathrooms	5	Floor:	3
Price	€599,000	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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S. and L. BROWN



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