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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

<b>Reference</b>	MFH-MSA87408	<b>Near to</b>	Carcassonne	<b>Price</b>	€599,000
<b>Bed</b>	8	<b>Bath</b>	5	<b>Hab.Space</b>	340 sqm
<b>Land</b>	9 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	€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
Condition:	Needs upgrading and modernising
Heating System:	Central heating (gas)
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Septic tank 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

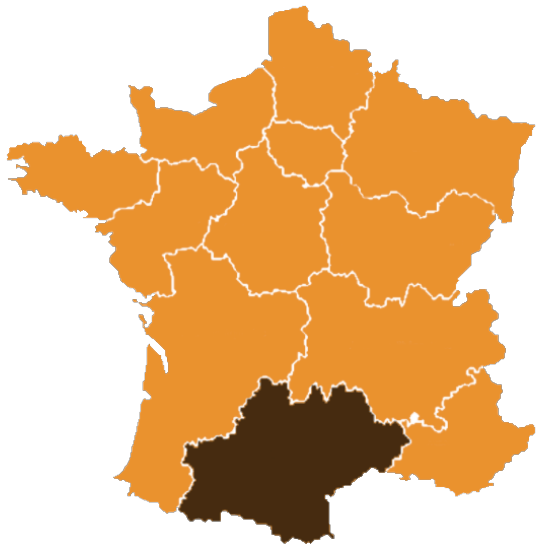
### Property Features:

- 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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