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## Large Property with Gites close to a Lake in the Aude

Montolieu , Aude , Occitanie



**€395,000**

inc. of agency fees

14 Beds   10 Baths   450 sqm   1.4 ha

Large property with several flats set in an ideal environment in the heart of nature, 5 minutes from the lake of Lampy and a village with shops and amenities.

### At a Glance

**Reference** MFH-MSA73555

**Bed** 14

**Land** 1.4 ha

**Near to** Carcassonne

**Bath** 10

**Pool** No

**Price** €395,000

**Hab.Space** 450 sqm

**Land Tax** €3281.00

### Property Description

Set just 5 minutes from the serene Lake Lampy and a charming village with shops and amenities, this expansive property offers 450 sq.m of living space in an idyllic, nature-rich setting. Surrounded by beautiful trees and abundant water features, it's a true haven for nature lovers.

This old stone building, formerly a restaurant, café, and inn, has been thoughtfully converted into eight independent lodgings. Each unit has its own electricity meter and water heater, featuring one or two bedrooms, a kitchen/dining room, and a bathroom with a toilet.

The property also boasts several shared spaces, including a games room, dining room, reception area with a stunning fireplace, communal kitchen, laundry, water point, bike storage, and sanitary facilities.

The lush surroundings span 1.4 hectares, with terraces on each side, a playground for children, a field for ball games or snowshoeing, and a small forest path. Adding to the charm, a river flows year-round near the property.

A *significant bonus* is the building's fresh, drinkable spring water supply through a drilling system, ensuring low maintenance and bills.

While some refreshing updates are needed, the property is fully habitable and ready for new adventures. Don't miss out on this unique opportunity to own a piece of paradise!

## **The Accommodation**

### **The ground floor and first floor**

- living room - 52 sqm
- dining room - 21.55 sqm

- kitchen - 17 sqm
- cellar - 9.6 sqm

## **The ground floor and first floor**

- 8 gites in total, each one between 28 sqm and 56 sqm

## **Outside**

- BBQ area and brick shed in the garden
- easy maintenance
- playground for children

## **Additional Information**

- it was used by a French Administration for its workers
- the property is liveable, but needs refreshing and modernising

## **The Area and Access**

- close to village with amenities
- Carcassonne at 35 minutes
- Revel at 20 minutes
- ideal for people loving trekking, walking, cycling and swimming in the lake

***Ideal for a family project, rentals, fun projects with activities, associative life etc...***

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	14
Bathrooms	10
Price	€395,000

## Key Information

Year Built:	1900
Internal Area:	450 sqm
Land Area:	1.4 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Property full of charm in the woods
- lake at 5 minutes
- ideal for big family or many families
- 8 independant gites
- commun rooms too for cooking
- commun dining room and also living room in addition
- playground for children in garden
- nice woods
- 8 gites

Has a Wine Cellar      Yes

Has an Office /  
Study?      Yes

Has a Garden            Yes

Has a Terrace?        Yes

Has  
ADSL/Broadband?    Yes

**Location: Occitanie**



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**S. and L. BROWN**



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