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Mansion with gites & oak truffles near a famous village in Occitanie

Montolieu , Aude , Occitanie



€769,000

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-MSA55614
Bed 8
Land 9 ha

Near to Carcassonne
Bath 5
Pool Yes

Price €769,000
Hab.Space 340 sqm
Land Tax €3300.00

Property Description

This exceptional property is located on a 9-hectare land and boasts a mansion, gites, a swimming pool, outbuildings, 3 hectares of truffle oaks, and a spectacular view of the Pyrenees mountain range. It's only a minute away from the renowned village of Montolieu and 20 minutes from an international airport.

The property comprises an ancient, south-facing stone mansion with a private garden, a lovely terrace, two separate cottages, multiple outbuildings for agricultural vehicles, automobiles, workshops, a gym, and games. It's even possible to create additional rooms. You'll also find a beautiful pool area tucked away from view, complete with beaches for sunbathing and relaxation.

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 to the week 900 euros and 1000 euros
- 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.

This RARE property will seduce you with its location, its proximity to the village, the beautiful views, and the oak truffle.

Its potential is yet to be fully exploited, and the price has just dropped making it a very attractive opportunity.

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 |

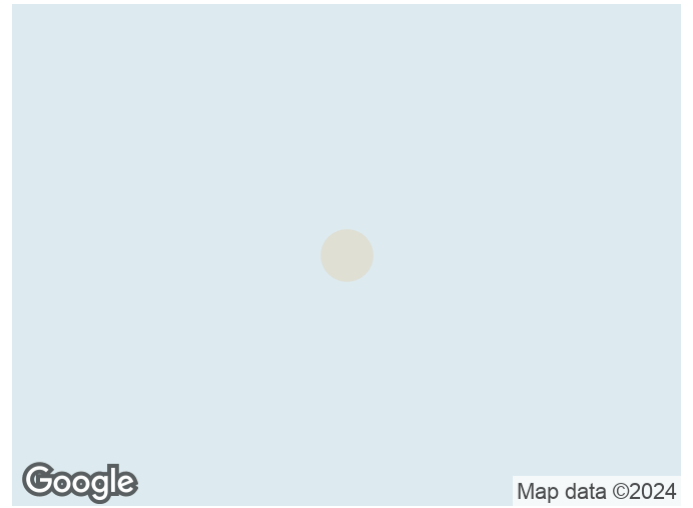
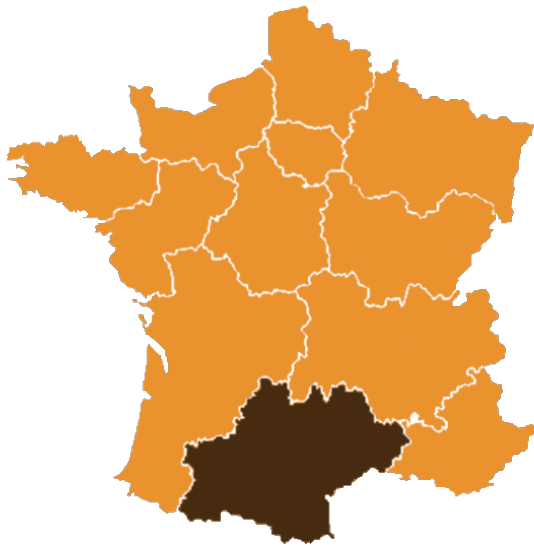
Summary

| | |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms: | 8 |
| Bathrooms | 5 |
| Price | €769,000 |

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



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