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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



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S. and L. BROWN



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