

## Exceptional Historic Property with B&B, Restaurant & Garden Oasis in Montolieu, France



## INFORMATION

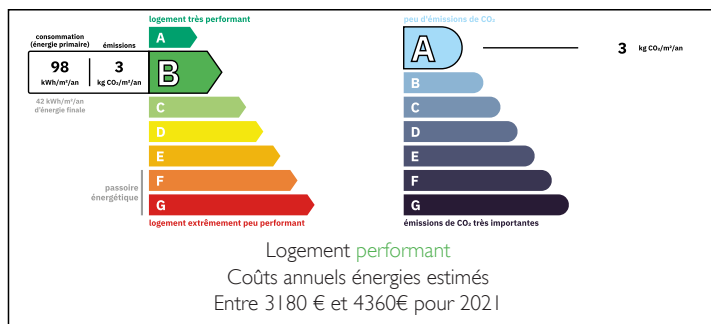
Town:	Montolieu
Department:	Aude
Bed:	9
Bath:	8
Floor:	430 m2
Plot Size:	835 m2

## IN BRIEF

In the storybook village of Montolieu, just outside Carcassonne, a timeless estate awaits. Built on the site of the Château de Mallast, this 6th-century treasure offers 8–9 guest rooms, a renowned restaurant, and a private owner's apartment, framed by double terraces with sweeping Pyrenees views. A walled garden, professional kitchens, and room for expansion elevate this property into a rare opportunity: the chance to create an exquisite boutique hotel, luxury retreat, or private masterpiece in the heart of French history and culture.

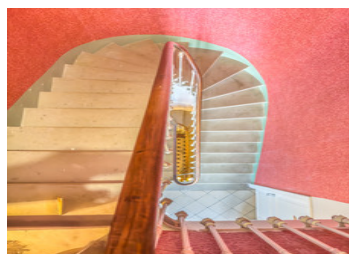


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 7232 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Step into a world of history, beauty, and possibility. Located just 20 minutes from the UNESCO World Heritage city of Carcassonne, this extraordinary 6th-century estate, built on the historic site of the Château de Mallast, offers a rare chance to own a piece of French heritage in the heart of Montolieu—the renowned Village of Books.

Perfectly blending old-world grandeur with today's comforts, this magnificent Maison de Maître welcomes you with stunning period details, soaring spaces, and breathtaking views of the Pyrenees.

Property Highlights:

8–9 charming guest suites and 8 elegant bathrooms

A luxurious private 2-bedroom, 2-bath owner's apartment (70m<sup>2</sup>)

Professional kitchen and stylish bar for hosting or private dining

Double sun-drenched terraces overlooking a walled secret garden

Endless potential with an insulated attic ready for 4 additional suites

Rare opportunity to run a boutique hotel, luxury retreat, or private residence

Interiors Designed for Grand Living and Entertaining: Impressive Entry Hall (14m<sup>2</sup>) leading to

Reception/Bureau (10m<sup>2</sup>)

Formal Dining Room (35.5m<sup>2</sup>) for exquisite gatherings

Professional Kitchen (36m<sup>2</sup>), formerly the grand salon

Elegant Bar Area (22.5m<sup>2</sup>)