

A magnificent complex of three houses, plus an atelier, with garden, indoor pool, large garage and courtyard.



## INFORMATION

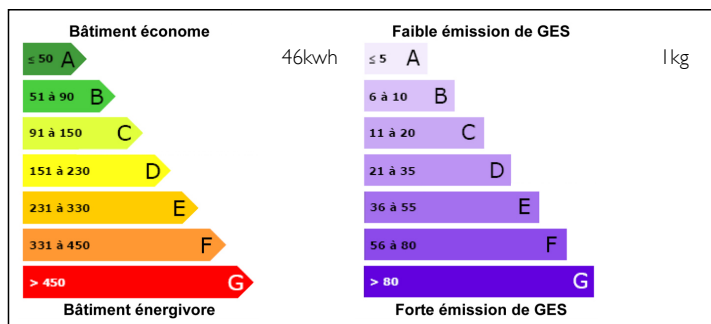
Town:	Olonzac
Department:	Hérault
Bed:	9
Bath:	4
Floor:	315 m2
Plot Size:	1170 m2

## IN BRIEF

In the centre of this lovely market town but completely private, an absolutely glorious property, hidden and at the same time resplendent in its decoration and style, but with possibilities of expansion of the usable area up into the top floor of the main house, plus renovation of a small courtyard house and use of the former factory to create 11 bedrooms or more, plus a restaurant or other large space, in the atelier. The main house is let as a holiday home with garden and pool, at an excellent rate, during the summer months. The double garage is accessed from one of the main avenues of this small town, but the rest of the property is quietly situated away from noise and disturbance.

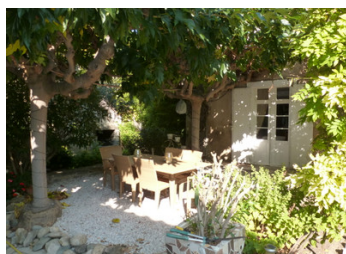


## ENERGY - DPE



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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: 3000 EUR

## NOTES

## DESCRIPTION

A lovely courtyard gives access to the main house, which has at present an entrance hall, a wonderful and very large living/dining/kitchen area with an open fire, a big cooking range, and French windows to the garden, a beautiful sitting room with fireplace with two windows looking onto the garden.

A curving staircase leads up to the 4 bedrooms used at present, which all have marble fireplaces. There are 2 bathrooms and one wet room. The top floor is yet to be developed, and is the same size as the other two floors. The house was re-roofed in 2020.

The garden is full of luxuriant plants, and from there one reaches the 5x8m indoor heated pool and the steps to the upper terrace, which has a gorgeous view down onto the flowering plants below.

The second house has an entrance from the road, with the main bedroom on the right-hand side. This has a superb modern bathroom, dressing and sitting area. A second lobby has a heating room, utility room and a stair up into the beautiful day area, with large kitchen with traditional units, local marble sink and worktops, dining area and steps up to the gorgeous living area. Both dining and living have stone fireplaces with woodburners.

Off here is a WC, cupboard and stairs up to a small snug bedroom and shower room. There is lots of light, provided by windows and Velux rooflights.

A door from below leads to the former factory of around 400m<sup>2</sup>,...