

Brand new 3- and 2-bed houses in Olonzac, lovely development near town centre, with garden, terrace, pool, car park and 10-year guarantee.



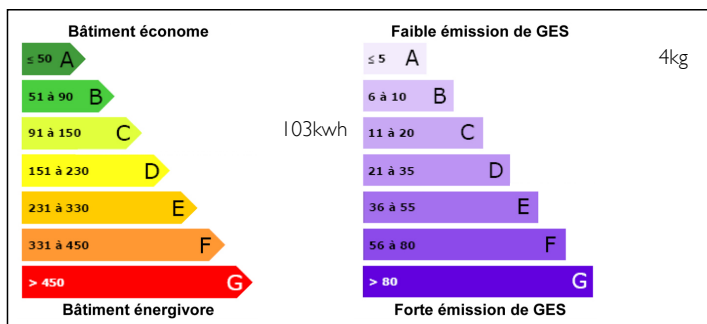
INFORMATION

Town:	OLONZAC
Department:	Herault
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	100 m2

IN BRIEF

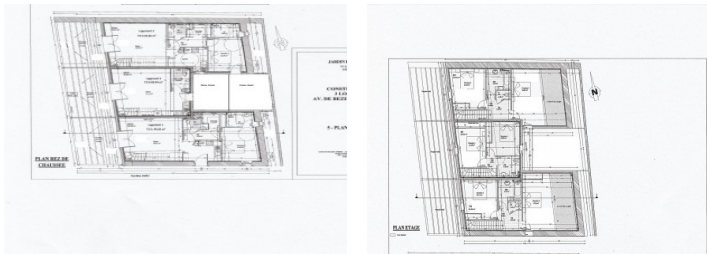
Modern, with clean lines, wheelchair-friendly, in a great environment ideally placed for amenities in this charming Minervois village. A prestige development based around a beautiful maison de maître and its grounds. Centrally positioned between Carcassonne, Béziers and Narbonne - close to the sea and the mountains and near to airports.

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.



DESCRIPTION

These houses are ideal to lock and leave, low maintenance, and wheelchair-friendly. From the car park with security gates, there are steps and a ramp up to the houses. Each has a smart terrace with a pergola. A 10m by 2.5m swimming pool for these 3 units has recently been installed.

Each house is accessed by a pair of glazed doors into a good-sized living area (27-30m²) and there is a kitchen and downstairs WC with basin. The 3-bed units also have a bedroom and shower room downstairs.

In each unit there are two double bedrooms upstairs, plus a bathroom or shower room. Character is assured by sloping ceilings with exposed beams at the rear of the houses. The bedrooms are good sizes and have built-in cupboards. There are electric shutters throughout.

In fact the development is a conversion of a large barn which served the main house, but it has been completely transformed to create quality homes which are up-to-date with all the current norms and regulations. They will be guaranteed for 10 years.

Each unit has its own small garden or patio as well as the front terrace, plus a share of the communal grounds and car park. The first is at the price shown of 223,600€, the second three-bed unit is priced at 213,500€ and the two-bed unit is 194,900€.

Olonzac has everything in the way of shops; it has 8 restaurants, a supermarket, banks, pharmacies, bakeries... and is only a few yards from Homps, which...

NOTES