

Elegant boutique style B&B comprising a maison de maître, 5 private gîtes, and pool in the South of France.

EXCLUSIVE



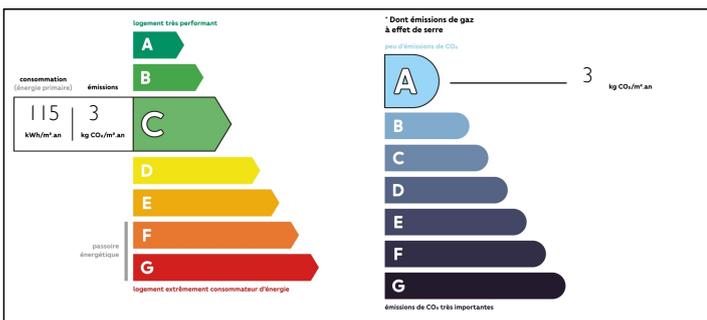
## INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	13
Bath:	13
Floor:	623 m2
Plot Size:	2250 m2

## IN BRIEF

Situated between Carcassonne and the beaches of the Mediterranean, located in the heart of the Minervois in the Canal village of Olonzac, you'll find this breathtaking Chambre d'Hôtes (442m2) with 5 gîtes, a private garden, swimming pool, an enormous outbuilding, and much more. If you are looking to manage your own Boutique B&B then look no further. This luxurious Maison de Maître (Master's House) is spread lavishly across a peaceful 2340m2 park in the heart of the village of Olonzac and just a stone's throw from the Canal du Midi. It features beautiful original geometric tiles throughout the house, superb high ceilings, terracotta flooring, marble fireplaces, wood panelling, and an impressive staircase. The best part is that it's completely key-in-hand and ready to go. Everything from the website, to future bookings, furniture, linens, dishware, etc. is all part of the sale which makes for an easy transition....

## 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: **3500 EUR**

## NOTES

## DESCRIPTION

The mature 2340m<sup>2</sup> garden comprises a private heated swimming pool with sun loungers, a 7-person jacuzzi, a pétanque court, 2 wells for watering the garden, and several terraces for shade and sun, perfect for enjoying a glass of rosé while reading your favorite novel. There are many native plants and trees giving it the feel of being in a local park. You can also hire tennis courts adjacent to the property.

The main 3-storey residence is 442m<sup>2</sup> and is composed of:

Ground floor:

- Entrance Hall (41m<sup>2</sup>)
- Office (26m<sup>2</sup>)
- Living Room (26m<sup>2</sup>)
- Kitchen (22m<sup>2</sup>) with large sliding glass door.
- Dining Room (31m<sup>2</sup>) with marble fireplace and air conditioning
- WC
- Utility Closet

First floor:

- Suite 1 (27m<sup>2</sup>) with walk-in shower
- Suite 2 (24m<sup>2</sup>) with walk-in shower
- Suite 3 (31m<sup>2</sup>) with walk-in shower
- Suite 4 (35m<sup>2</sup>) with walk-in shower and dressing room
- Utility closet

Second floor:

- Suite 5 (32m<sup>2</sup>) with walk-in shower and seating area
- Suite 6 (26m<sup>2</sup>) with walk-in shower
- Suite 7 (23m<sup>2</sup>) with walk-in shower
- Suite 8 (31m<sup>2</sup>) with bathroom

A laundry/storage room (15m<sup>2</sup>) includes everything needed to run the business.

The 5 gîtes are composed of two floors, each approximately 20m<sup>2</sup> for a total of 40m<sup>2</sup>. One of the