

UNDER OFFER Gracious 2-bedroom, 2-bath apartment in a Minervois château, with shared garden, near amenities.



INFORMATION

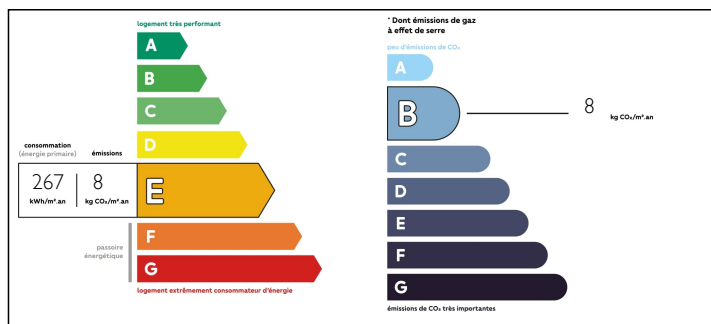
Town:	Olonzac
Department:	Hérault
Bed:	2
Bath:	2
Floor:	82 m ²
Plot Size:	0 m ²

IN BRIEF

A chance to own a grand apartment in a château within walking distance of amenities in this Minervois market town! Two en suite bedrooms and a lovely living room and kitchen, plus good storage and entrance areas and a utility room. Magnificent shared common areas, including the walled garden. The château is managed and maintained by a team on the spot. There is parking on-street and a nearby car park.

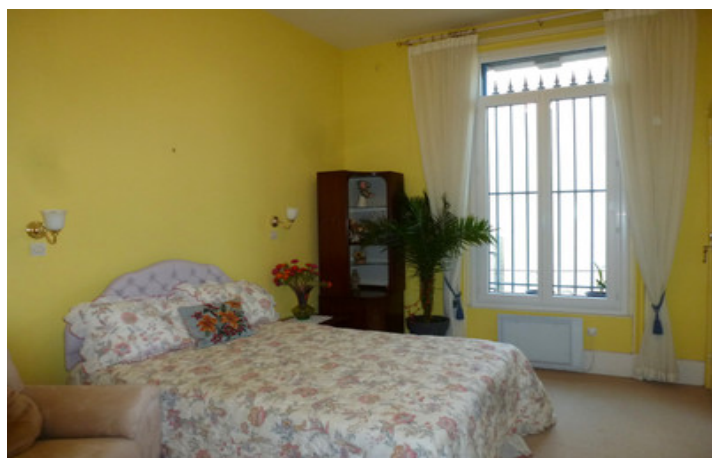


ENERGY - DPE



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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.



DESCRIPTION

A couple of hundred metres from the town centre, this co-propriété is entered through massive wrought-iron gates into the garden of approximately 300m², which can be used by the owners of all 10 apartments in the château.

The building itself is built 5 steps higher than the surrounding houses, and has a grand doorway and superb traditional finishes and features, including an impressive staircase in Caunes Minervois marble (also used in the château de Versailles!)

On the first floor there are four apartments, this one faces east over the garden. On entering, there is a lobby which leads into a second hall giving access to the utility room and a large hanging cupboard, using the original panelled doors. All floors are in original tiles, decorated or terracotta.

NOTES

The lobby leads into the 26.3m² living room, with a beautiful bicolour marble fireplace and very large double-glazed doors giving onto a Juliet balcony onto the garden. This room and the two bedrooms are carpeted at present, over the original floor tiles, to give extra warmth and comfort.

The kitchen (11.4m²) has integrated timber units, all electric, and space for a small dining area (there is also a dining table and chairs in the living room).

The first bedroom, of 14.6m², has large fitted wardrobes included and an en suite shower room of 2.7m². It looks onto a quiet side street. The second bedroom, of 14.76m², has a bathroom of 5m² and a fitted cupboard, and the large double-glazed double doors with...