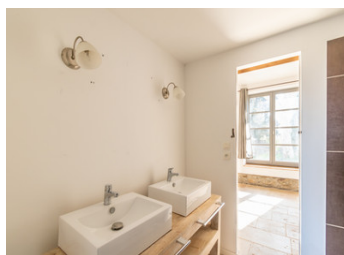


## Investor Opportunity: 3 Renovated Apartments with Pool in Olonzac, in Maison de Maître with 7 Appartments



## INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	7
Bath:	5
Floor:	239 m <sup>2</sup>
Plot Size:	100 m <sup>2</sup>



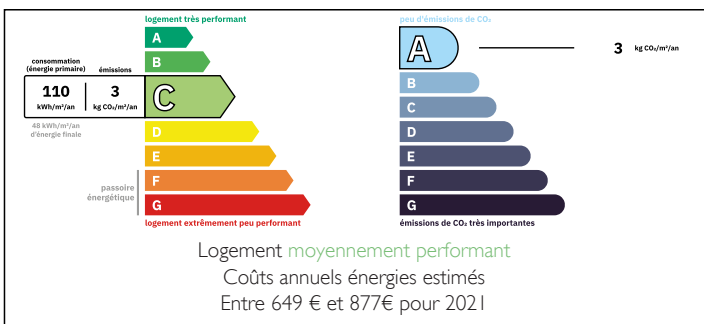
## IN BRIEF

Rare opportunity to acquire three renovated apartments in a historic Maison de Maître (7 units) in Olonzac, the heart of the Minervois. These properties combine historic charm—exposed stone walls, wooden floors—with modern comforts including double glazing, air conditioning, and private parking.

The package offers excellent investment value: buy all three together at a discounted price versus individual purchase. One unit is already rented, ensuring immediate income, while others are perfect for holiday lets or resale flexibility.

Apartments include: a 106 m<sup>2</sup> ground-floor with veranda and two ensuite bedrooms; a 43 m<sup>2</sup> one-bedroom with balcony, rented until April 2025; and a 90 m<sup>2</sup> duplex with terrace, three bedrooms, garage and cellar.

## 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

A rare investment opportunity: three renovated apartments in a historic Maison de Maître on the edge of lively Olonzac, the heart of the Minervois wine region. Within walking distance of the village center, the residences are part of a small and well-maintained co-ownership of seven units. Shared amenities – including a swimming pool (450 x 1000 cm, depth 60–200 cm) and summer barbecue area – add to the rental appeal for both holidaymakers and long-term tenants.

Olonzac offers a strong rental market, combining traditional village charm with modern conveniences. A bustling weekly market, quality restaurants, and the surrounding vineyards attract both French and international visitors. The location is also highly practical: only 30 minutes from Narbonne, 40 minutes from Carcassonne and its international airport, and one hour from the Mediterranean beaches.

Apartment 1 – 106 m<sup>2</sup>

Elegant ground-floor apartment with exposed stone walls, high ceilings and Burgundy stone flooring. A 40 m<sup>2</sup> living room with open kitchen extends into a bright 16 m<sup>2</sup> veranda overlooking the countryside. Additional features: office (12.5 m<sup>2</sup>), two ensuite bedrooms, reversible ducted air conditioning, private cellar and parking.

Apartment 2 – 43 m<sup>2</sup>

Charming first-floor unit with wooden floors, exposed stone walls and a Juliet balcony. One bedroom with ensuite bathroom, separate WC, double-glazed windows. Currently rented furnished with a lease valid until April 2025 – immediate rental income for investors.

Apartment 4 – 90 m<sup>2</sup> (Duplex)

Accessed via a private courtyard staircase, this

## LOCAL TAXES

Taxe foncière: **1953 EUR**

## NOTES