LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35170CYV34 Price: 368 000 EUR

agency fees to be paid by the seller

Investment opportunity: 3 apartments with pool, parking & garage in Olonzac







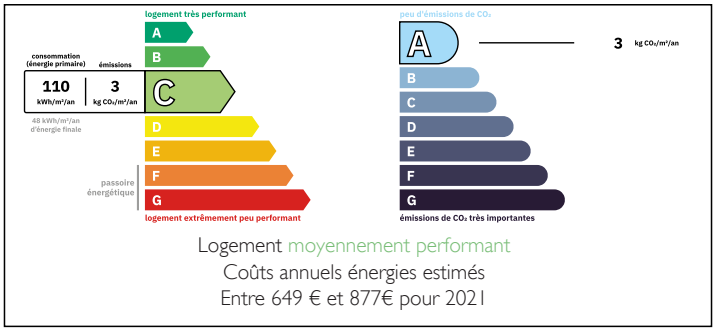








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 649 € et 877€ pour 2021

INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	7
Bath:	5
Floor:	239 m2
Outside Space:	150 m2

IN BRIEF

Investment opportunity in Olonzac: three independent apartments offered together for €368,000, representing 239 m² of official habitable space. The portfolio comprises a spacious ground-floor 2-bedroom apartment, a ground-floor 1-bedroom apartment and a 3-bedroom duplex with private terrace and garage.

Indicative rental potential based on current rental references: €28,440 per year. Based on these rental references, the indicative gross yield would be approximately 7.7% before charges, taxation, maintenance and vacancy.

Set within a character residence with shared swimming pool and BBQ area, all three apartments benefit from private parking and cellar storage. Current energy ratings are B, C and E. An attractive opportunity for investors seeking rental income, flexible personal use or the possibility of future

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







LOCAL TAXES

Taxe foncière: **1953 EUR**

NOTES

DESCRIPTION

DETAILED DESCRIPTION: THREE APARTMENTS – ONE FLEXIBLE INVESTMENT OPPORTUNITY

An attractive opportunity to acquire three independent apartments within the same character residence, created within a converted former mill on the edge of the lively Minervois village of Olonzac.

Offered together for €368,000, compared with a combined individual asking price of €378,000, the portfolio provides a total official habitable area of 239 m² and offers considerable flexibility for rental investment, personal use or future individual resale.

Indicative rental potential based on current rental references: €28,440 per year. Based on these rental references, the indicative gross yield would be approximately 7.7% before charges, taxation, maintenance and vacancy.

APARTMENT 1 – 112 M² – 2 BEDROOMS – GROUND FLOOR

A spacious ground-floor apartment offering 112 m² of official habitable space, with two bedrooms, a separate bathroom serving both bedrooms, and the additional benefit of a veranda.

Its generous proportions make it particularly suitable as a principal residence, holiday home or larger rental property.

Indicative rental potential based on current rental references: €12,000 per year.

Following the DPE recalculation applicable from 1 January 2026, the apartment benefits from an excellent energy rating B.

APARTMENT 2 – 40.00 M² – 1 BEDROOM – GROUND FLOOR

A well-proportioned one-bedroom apartment on