

## Elegant 3-Bed Duplex with Balcony, Shared Pool & Own Garage in Renovated Maison de Maître in Lively Olonzac



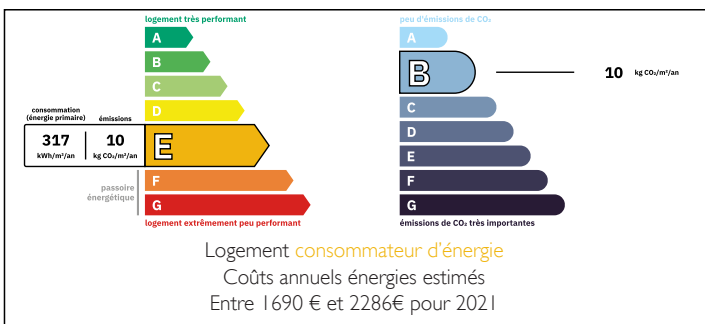
## INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	3
Bath:	2
Floor:	81 m <sup>2</sup>
Outside Space:	200 m <sup>2</sup>

## IN BRIEF

Charming 81 m<sup>2</sup> duplex apartment set in a beautifully renovated Maison de Maître on the edge of lively Olonzac. Part of a small residence with just seven units, it offers shared access to a pool, summer barbecue area, and low maintenance fees. The spacious living area with open kitchen opens onto a 10 m<sup>2</sup> balcony with stunning countryside views. The property includes 3 bedrooms and 2 bathrooms across two floors, as well as authentic features such as stone walls, Burgundy stone flooring, and wooden double-glazed windows. Private garage, secure storage room, and access via a gated rear courtyard. With rental permission already in place, this is an excellent investment or holiday home opportunity. Two additional apartments in the same building are also for sale. Ideally located in the heart of the Minervois wine region—30 min from Narbonne, 40...

## 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

Set within a beautifully renovated former Maison de Maître on the edge of the lively village of Olonzac, this delightful 81 m<sup>2</sup> duplex apartment offers a unique blend of historic charm and modern convenience. Part of an exclusive co-ownership of just seven apartments, the property benefits from access to a shared swimming pool, summer barbecue area, and low maintenance fees.

The apartment features authentic stone walls, Burgundy stone flooring, and double-glazed wooden windows throughout. The bright and spacious 39 m<sup>2</sup> living area with open-plan kitchen opens onto a 10 m<sup>2</sup> balcony with uninterrupted views over the surrounding countryside. Access to the apartment is via the secure rear courtyard of the building, adding to the sense of privacy and charm.

The first floor includes two bedrooms (12.6 m<sup>2</sup> and 9.33 m<sup>2</sup>), a modern bathroom with shower and sink, and a separate toilet. A third open-plan bedroom on the upper level (13 m<sup>2</sup>) benefits from its own en-suite bathroom (3 m<sup>2</sup>) with shower, sink, and toilet.

Additional features include excellent insulation thanks to double-glazed wooden windows, a private garage, and a secure storage room in the basement.

With rental permission already in place, this property represents an excellent investment opportunity. Furthermore, two additional apartments in the building are also available for purchase—offering a rare chance to acquire multiple units in this charming and well-maintained residence.

### About Olonzac & the Region

Olonzac, the capital of the Minervois, is a vibrant village known for its weekly market, bustling cafés, and renowned vineyards. Ideally located...

## LOCAL TAXES

**Taxe foncière: 788 EUR**

## NOTES