LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36561JAV34 Price: 649 000 EUR

agency fees to be paid by the seller

Elegant 19th-Century Maison de Maître with B&B in the Heart of Minervois Wine Country - Olonzac







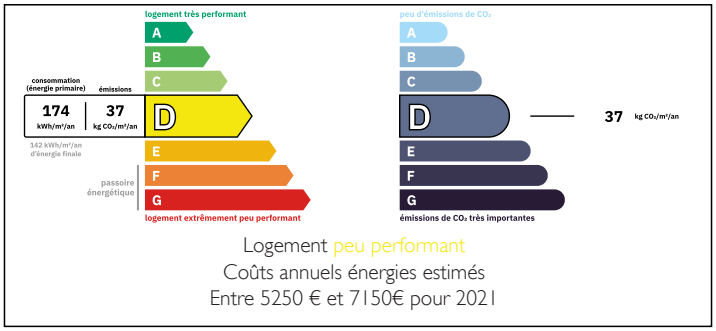








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5250 € et 7150€ pour 2021

INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	8
Bath:	6
Floor:	497 m2
Plot Size:	132 m2

IN BRIEF

Step into the charm of 19th-century France with this beautifully restored Maison de Maître in the lively market town of Olonzac, in the heart of the Minervois. This elegant property combines private living accommodation, established guest rooms and generous spaces for hospitality, events or creative projects.

The property includes a private three-bedroom owner's apartment, five guest suites/rooms with private bathrooms, generous reception and dining areas, and a secluded 132 m² Mediterranean courtyard. At the rear, a large reception/activity room and further undeveloped upper-level space offer excellent potential for retreats, workshops, events or creative projects.

Within walking distance of shops, cafés, restaurants and the weekly market, and just minutes from the Canal du Midi, this is a rare opportunity for a

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.

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LOCAL TAXES

Taxe foncière: **1578 EUR**

NOTES

DESCRIPTION

ELEGANT 19TH-CENTURY MAISON DE MAÎTRE WITH B&B AND EVENT POTENTIAL IN OLONZAC

Set in the heart of the lively market town of Olonzac, this impressive 19th-century Maison de Maître combines generous proportions, period character and considerable versatility.

The property offers substantial private living accommodation alongside established guest rooms and additional spaces suitable for hospitality, retreats, workshops, events or creative projects. High ceilings, original features and traditional materials are complemented by modern comforts including reversible air conditioning, central heating and double glazing in much of the property.

GROUND FLOOR – GENEROUS RECEPTION AND HOSPITALITY SPACES

The house opens into an impressive entrance hall of approximately 37 m², currently incorporating a bar area and creating a welcoming arrival space for guests.

The ground floor also includes a kitchen of approximately 18 m², a dining room of around 21 m² and two further rooms of approximately 18 m² and 24 m², offering flexibility for use as an office, sitting room, guest reception area or additional communal space.

There is also an arrière-cuisine, storage and utility areas and a WC.

Large doors open onto the private Mediterranean-style courtyard of approximately 132 m². Planted with mature greenery and arranged with several seating areas, this sheltered outdoor space provides an attractive setting for breakfasts, drinks, dining or simply relaxing in privacy.