LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A37053JAV34 Price: 139 000 EUR

agency fees to be paid by the seller

150 m character apartment in a historic château with shared garden — walk to cafés & market in Olonzac















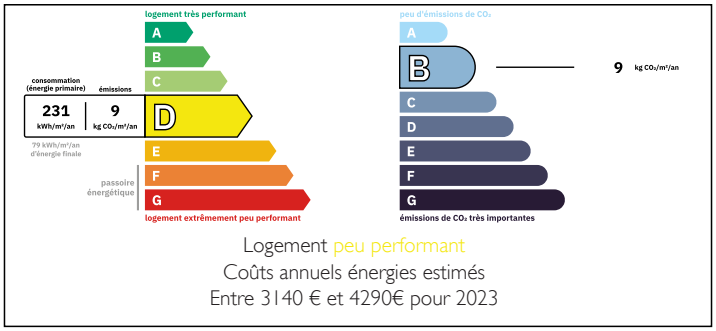
INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	3
Bath:	3
Floor:	150 m2
Outside Space:	396 m2

IN BRIEF

In the heart of lively Olonzac, discover this rare opportunity: a spacious top-floor apartment in a 19th-century château, built in 1891 for a local winegrower. Once two units, now one generous home stretching across the entire cool, north-facing side. With 3 en-suite bedrooms, a large kitchen (30 m²), high-ceilinged living room (29 m²) with skylights, and peaceful views over the rooftops, it offers charm, volume and character. Located in a well-maintained château of 10 homes with an active, international co-ownership. Shared garden with BBQ, grand Caunes marble staircase, and bicycle storage. Get in touch to receive more photos and details. With three bedrooms and three bathrooms, the apartment is perfectly suited as a spacious holiday home in the South of France, ideal for hosting friends and family.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3140 € et 4290€ pour 2023

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:	**1040 EUR**

NOTES

DESCRIPTION

In the lively village of Olonzac, nestled in the sun-drenched Minervois wine region of southern France, lies a rare opportunity: a spacious apartment on the top floor of a 19th-century château, built in 1891 for a local winegrower and his family.

Once two separate apartments, now seamlessly combined into one generous home, this second-floor property (no lift) stretches across the entire north-facing side of the building — offering natural coolness in summer and views over the surrounding village rooftops.

The apartment is part of a château divided into 10 homes, inhabited by an active and international co-ownership. The building is well-maintained, with recently repainted shutters (2023) and a shared garden with a barbecue area in front. A stone staircase at the front of the château leads up to the main entrance, where you'll find a spacious communal hall with bicycle storage. From there, a grand Caunes marble staircase takes you to the first floor and further up to the top-floor apartment.

Inside, the apartment offers a rare layout: a spacious kitchen of 30 m² perfect for entertaining, a luminous 29 m² living room with high ceilings and skylights (added in 2020), and a central passage with double doors leading to a daybed where you can relax and enjoy the open view.

There are three large bedrooms:

Bedroom 1: 14 m² with a 5 m² en-suite bathroom (shower cabin, toilet, sink)
Bedroom 2: 16 m² with en-suite bathroom (bathtub, toilet, sink)
Bedroom 3: 15 m² with en-suite bathroom (shower cabin, toilet,...