LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37224LHS34 Price: 695 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (665 000 EUR without fees)

A magnificent complex of three houses, plus an atelier, with garden, indoor pool, large garage and courtyard.















INFORMATION

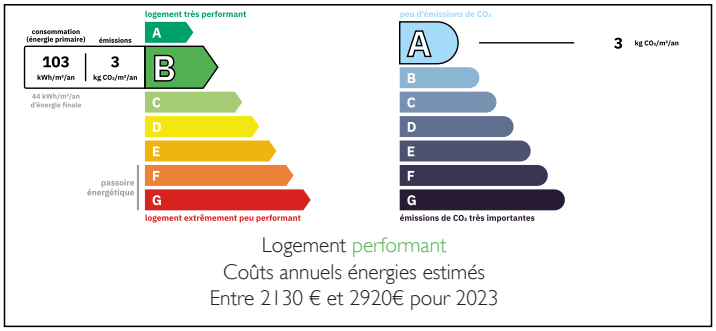
Town:	Olonzac
Department:	Hérault
Bed:	9
Bath:	4
Floor:	277 m2
Plot Size:	1170 m2

IN BRIEF

In the centre of this lovely market town but completely private, is an absolutely glorious property, hidden and at the same time resplendent in its decoration and style. With possibilities of expansion of the usable area into the top floor of the main house, plus renovation of a small courtyard house and use of the former factory, one can create 10 bedrooms or more, plus a restaurant or other large space, in the atelier.

The main house is let as a holiday home with garden and pool, at an excellent rate, during the summer months. The double garage is accessed from one of the main avenues of this small town, but the rest of the property is quietly situated away from noise and disturbance.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2130 € et 2920€ 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:	**1157 EUR**

NOTES

DESCRIPTION

A lovely courtyard gives access to the main house, which has an entrance hall, a stair hall, a utility room, a wonderful and very large living/dining/kitchen area with an open fire, a big cooking range, French windows to the garden, a separate garden entrance hall, and a beautiful sitting room with fireplace, and two large windows looking onto the garden.

The curving staircase leads up to the 4 bedrooms used at present, which all have marble fireplaces. There are 2 beautiful bathrooms and one very original shower room. The top floor is yet to be developed, and is the same size as the other two floors. The house was re-roofed in 2020.

The garden is full of luxuriant plants, and from there, one reaches the 5x8m indoor heated pool and the steps to the upper terrace, which has a gorgeous view down onto the flowering plants below, and across to the church tower of the village.

The second house has an entrance from the road, with the main bedroom on the right-hand side. This has a superb modern bathroom, dressing area and sitting area. A second lobby has a heating room, a utility room and a stair up into the beautiful day area, with a large kitchen with traditional units, an opulent local marble sink and worktops, a dining area and steps up to the gorgeous living area. Both dining and living have stone fireplaces with wood burners.

Off the living room is a WC, a cupboard and...