LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41742CST34 Price: 375 000 EUR

agency fees to be paid by the seller

Substantial character village stone property 275m2 with 6 bedrooms , garage, garden and pool







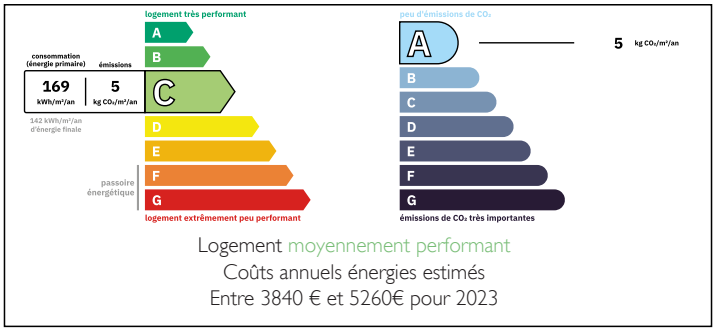








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3840 € et 5260€ pour 2023

INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	6
Bath:	3
Floor:	275 m2
Plot Size:	511 m2

IN BRIEF

Come and discover this superb 6-bedroom stone village property in the market town of Olonzac full of authentic charm and refined detail. From the moment you enter, the stunning entrance hall wit original iled floors and grand sweeping staircase set the tone. The house offers generous living spaces, including a warm and inviting salon with a striking marble fireplace, high ceilings and large windows that fill the rooms with light. Throughout the property, period features blend beautifully with modern comfort.

The well-equipped kitchen opens onto the private garden, a peaceful Mediterranean haven with mature trees, terraces for outdoor dining and a swimming pool ideal for warm summer days. The six bedrooms are spacious and characterful, some with elegant fireplaces and vintage touches. This is a truly unique home offering style, history and tranquillity, perfect as a family residence...

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:	**1500 EUR**

NOTES

DESCRIPTION

Key Features of This Exceptional Character Property
Striking 6-bedroom stone house set in the heart of vibrant Olonzac
Impressive entrance hallway showcasing original mosaic floor tiles
Contemporary fitted kitchen with central island — perfect for cooking, hosting and family life
Elegant dining room enhanced by a stunning marble fireplace
Spacious, light-filled lounge with tall windows and original marble hearth
Ground-floor bedroom full of charm, featuring another marble fireplace
Practical utility room plus modern shower room on the same level
First Floor – Comfortable Family Accommodation
Four generously-sized bedrooms, each with character features
Stylish family shower room
Second Floor – Grand Master Retreat
Superb master suite offering privacy, space and character
Luxurious ensuite bathroom with freestanding bath + walk-in shower
Outdoor Living
Attractive Mediterranean-style garden, ideal for relaxing or entertaining
5 × 3 m swimming pool for refreshing summer dips
40 m² garage providing secure parking or workshop space
Additional 80 m² above the garage, offering superb potential for:
Independent apartment/Games room
Additional Benefits & Comforts
Fully double-glazed for year-round efficiency
New shutters throughout
Economical pellet and wood-burning boiler providing cosy, eco-friendly heating
A perfect blend of period charm and modern comfort

Information about risks to which this property is exposed is available on the Géorisques website :