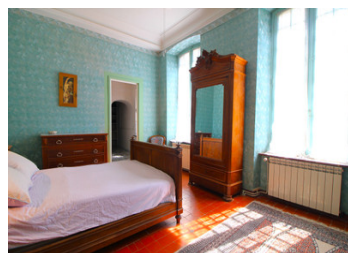


Spacious character village with 6 bedrooms ,garage, terrace and cour.

EXCLUSIVE



## INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	6
Bath:	3
Floor:	236 m2
Plot Size:	39 m2

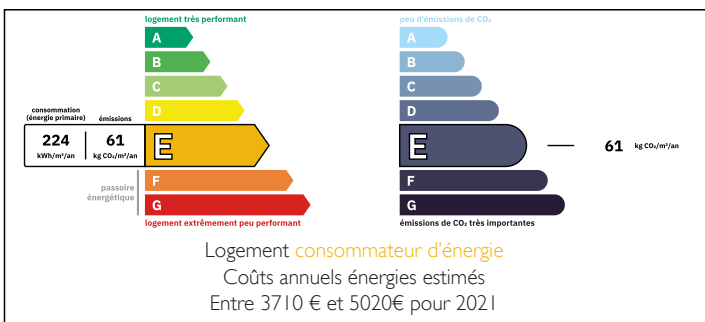
## IN BRIEF

Discover this spacious village property of 236m2 in the popular market town of Olonzac, blending charm with modern convenience. The ground floor features a welcoming dining area, a fully equipped kitchen, and a large lounge with a cozy fireplace. A second reception room boasts a beautiful marble fireplace.

The first floor includes a luxurious master bedroom with an en-suite bath, shower, and dressing room. A second bedroom, additional shower room, and a 25m<sup>2</sup> multi-use space with a kitchen, lounge, and sleeping area offer versatile options.

The second floor presents a vast 40m<sup>2</sup> room, two more spacious bedrooms, and another shower room. Outside, enjoy a charming courtyard, a storage room, and stairs leading to a sunny roof terrace. A workshop offers extra space for hobbies, and the property includes a 25m<sup>2</sup> garage with an

## ENERGY - DPE



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.



## DESCRIPTION

**Versatile Floorplan with Multiple Options:** This property offers incredible flexibility, allowing you to create two small homes (ideal for two families), one spacious residence, or a home with an independent gîte for additional rental income.

: The current owners have already completed significant renovation work, including a new ensuite, updated plumbing, electrical systems, and floor tiling.

Located in the sought-after village of Olonzac, you'll find all amenities within walking distance, including a boulangerie, bar, restaurants, a bank, a small supermarket, and a lively weekly market.

Olonzac is ideally positioned to explore the beautiful Minervois region. It's just a 30-minute drive to the historic Roman town of Narbonne, 45 minutes to the UNESCO World Heritage site of Carcassonne, and 45 minutes to the stunning Mediterranean beaches. The area is well-connected, with flights available from nearby airports in Toulouse, Montpellier, Béziers, and Carcassonne.

**\*\*Measurements:\*\***

**\*\*Ground Floor:\*\***

- Entrance/Dining room: 12.50m<sup>2</sup>
- Lounge with chimney/insert: 19m<sup>2</sup>
- Additional lounge with a marble fireplace
- Kitchen: 12m<sup>2</sup>

**\*\*First Floor:\*\***

- Master bedroom suite: 18.50m<sup>2</sup>
- Bathroom: 7.20m<sup>2</sup>
- Dressing room: 3.50m<sup>2</sup>
- WC
- Bedroom 2: 10.15m<sup>2</sup>
- Shower room: 6m<sup>2</sup>
- Bedroom 3/Studio: 25m<sup>2</sup> (includes lounge, bedroom, and kitchen area)

## LOCAL TAXES

**Taxe foncière: 800 EUR**

**Taxe habitation: EUR**

## NOTES