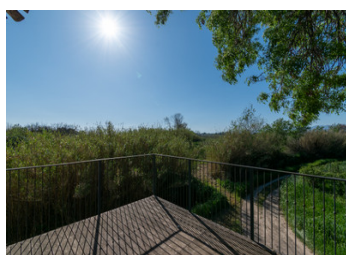
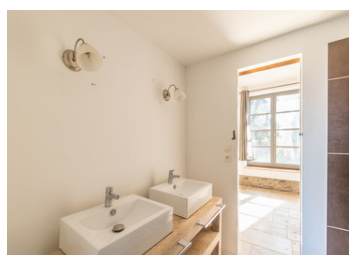


Historic Charm & Modern Comfort: 3 Renovated Apartments with Pool in Olonzac, Ideal for Living or Rental



INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	7
Bath:	5
Floor:	239 m2
Outside Space:	100 m2

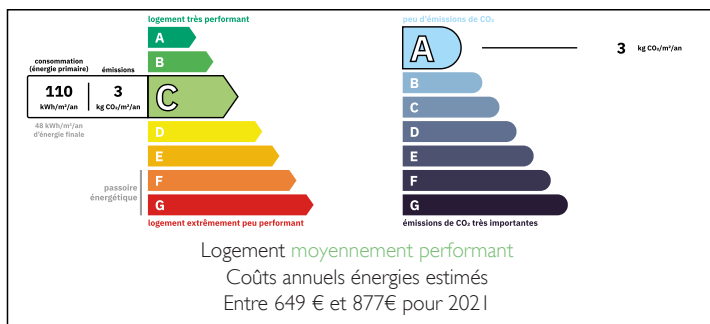
IN BRIEF

Discover a unique opportunity to own 3 beautifully renovated apartments in a former Maison de Maître, on the edge of the lively village of Olonzac. Within walking distance of the village center, these characterful apartments are part of a well-maintained co-ownership of seven residences, benefiting from shared amenities including a swimming pool and summer barbecue area.

Each apartment retains its historic charm with exposed stone walls, wooden or Burgundy stone flooring, and double-glazed wooden windows. Modern comforts include air conditioning, private storage, and dedicated parking.

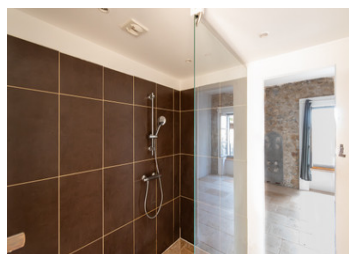
Options range from a cozy 43 m² one-bedroom to a spacious 106 m² two-bedroom with a veranda, or a 90 m² duplex with a private terrace. Whether you seek a primary home, a holiday retreat, or an investment, these apartments offer flexibility, low

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.



LOCAL TAXES

Taxe foncière: 1953 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover these beautifully renovated apartments in a historic Maison de Maître, located on the edge of the lively village of Olonzac. Within walking distance of the village center, these characterful residences are part of a well-maintained co-ownership of seven apartments, benefiting from shared amenities including a swimming pool (450x1000 cm, depth 60-200 cm) and a summer barbecue area.

Olonzac is the heart of the Minervois wine region, offering a charming mix of traditional village life and modern conveniences. The bustling weekly market, excellent restaurants, and picturesque surroundings make it a sought-after location for both full-time residents and holidaymakers. Conveniently situated, Olonzac is just 30 minutes from Narbonne, 40 minutes from Carcassonne (with its international airport), and an hour from the Mediterranean beaches.

Apartment 1 - 106 m²

A spacious and elegant ground-floor apartment featuring stunning stone walls, high ceilings, and premium finishes such as Burgundy stone flooring. The living room with an open kitchen (40 m²) opens onto a luminous 16 m² veranda with sweeping views over the countryside. The entrance hall (4.5 m²) includes built-in storage, and a separate office space (12.52 m²) offers the perfect work-from-home solution.

Two generously sized bedrooms (14.35 m² and 11.55 m²) each come with ensuite bathrooms (4 m²) with showers and sinks. A separate WC (1.5 m²) adds to the convenience. The apartment is equipped with reversible ducted air conditioning for year-round comfort.

Additional features include a private storage cellar and an outdoor parking space.

Apartment 2 - 43 m²