

## Elegant 106 m Apartment in a Renovated Historic Maison de Maître with Shared Pool in Olonzac, Minervois



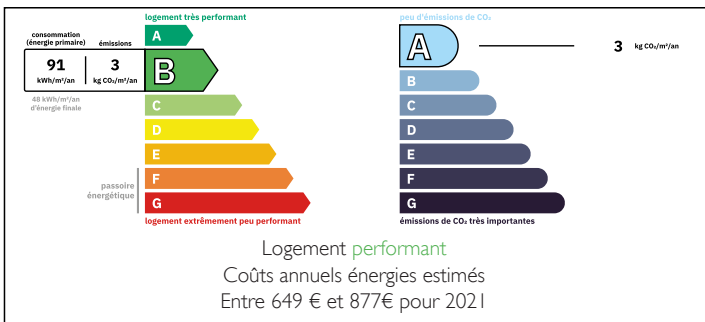
## INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	2
Bath:	1
Floor:	103 m <sup>2</sup>
Outside Space:	200 m <sup>2</sup>

## IN BRIEF

Discover this charming 106 m<sup>2</sup> apartment in a beautifully renovated former Maison de Maître, once an old mill. Located on the edge of Olonzac, within walking distance of shops, restaurants, and the lively weekly market, this property offers a blend of historic charm and modern comfort. It features stone walls, Burgundy stone floors, a bright 40 m<sup>2</sup> living area with an open kitchen, and a veranda (16 m<sup>2</sup>) overlooking the countryside. Two spacious bedrooms sharing a single bathroom located between them, plus a separate office, provide ample space. Part of a seven-apartment co-ownership, residents enjoy a shared pool, summer barbecue area, and low maintenance fees. Includes a private storage room and outdoor parking. Additionally, two other apartments in the building are for sale, presenting an excellent investment opportunity. Just 30 min from Narbonne, 40 min from Carcassonne Airport,...

## ENERGY - DPE



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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

Nestled in a beautifully renovated former Maison de Maître, originally an old mill, this stunning 106 m<sup>2</sup> apartment combines historic charm with modern comfort. Located on the edge of the vibrant village of Olonzac, it is within walking distance of shops, restaurants, and weekly markets. Part of an exclusive seven-apartment co-ownership, it benefits from a shared swimming pool, summer barbecue area, and low maintenance fees.

The apartment features authentic stone walls, Burgundy stone flooring, and double-glazed wooden windows. The bright living space (40 m<sup>2</sup>) with an open kitchen opens onto a 16 m<sup>2</sup> veranda overlooking the countryside. It includes two spacious bedrooms (14.35 m<sup>2</sup> & 11.55 m<sup>2</sup>), with a bathroom, plus a separate office (12.52 m<sup>2</sup>). Reversible ducted air conditioning ensures year-round comfort.

A private storage room, outdoor parking space, and access to the secured communal areas complete this exceptional property. Additionally, two other apartments in the building are available for purchase, offering a rare investment opportunity.

### About Olonzac & the Region

Olonzac, the capital of the Minervois, is a lively village known for its weekly market, charming cafes, and local vineyards. Ideally located, it is just 30 minutes from Narbonne, 40 minutes from Carcassonne Airport, and an hour from the Mediterranean coast. With easy access to major transport routes, this is the perfect location for a permanent residence, holiday home, or rental investment.

Contact us today for more details or to schedule a viewing!

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Co-owned building of 7 units

Provisional annual charges: 790€

## LOCAL TAXES

Taxe foncière: **790 EUR**

Taxe habitation: **EUR**

## NOTES