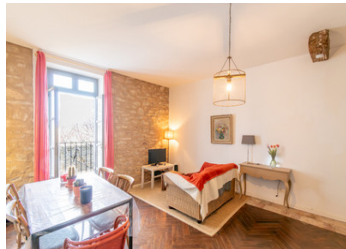


Cozy 43 m Apartment with Shared Pool, BBQ Area in Maison de Maître in Olonzac, Currently Rented Out.



## INFORMATION

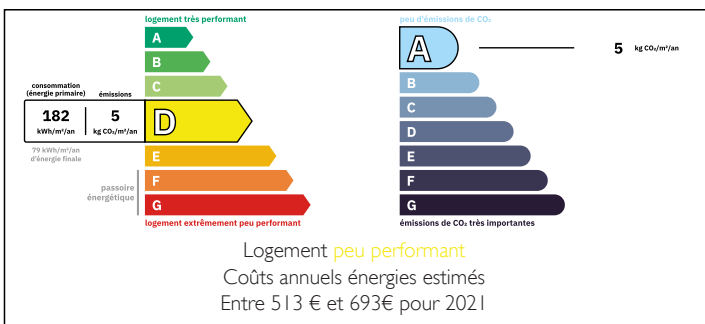
Town:	Olonzac
Department:	Hérault
Bed:	1
Bath:	1
Floor:	40 m <sup>2</sup>
Outside Space:	200 m <sup>2</sup>



## IN BRIEF

Nestled in a beautifully renovated former Maison de Maître on the edge of lively Olonzac, this charming 43 m<sup>2</sup> first-floor apartment combines historic character with modern comfort. Part of an exclusive seven-apartment co-ownership, it offers a shared swimming pool, summer barbecue area, and low maintenance fees. The bright living space (26 m<sup>2</sup>) features elegant wooden floors, exposed stone walls, and French doors leading to a Juliet balcony with countryside views. The property includes a well-sized bedroom (10.5 m<sup>2</sup>), a modern bathroom, a separate WC, private storage, and outdoor parking. Currently rented fully furnished, this is a great investment opportunity. Two other apartments in the building are also available for purchase. Located in the heart of the Minervois wine region, Olonzac offers a lively atmosphere, a renowned weekly market, and easy access to Narbonne (30 min), Carcassonne Airport (40...

## 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: 375 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Set within a beautifully renovated former Maison de Maître on the edge of the lively village of Olonzac, this delightful 43 m<sup>2</sup> first-floor apartment offers a unique blend of historic character and modern convenience. Part of an exclusive seven-apartment co-ownership, the property benefits from a shared swimming pool, summer barbecue area, and low maintenance fees.

Featuring elegant wooden flooring and exposed stone walls, this cozy yet stylish apartment exudes warmth and charm. The bright living room (26 m<sup>2</sup>) with an open kitchen includes French doors leading to a Juliet balcony, offering serene countryside views. The well-proportioned bedroom (10.5 m<sup>2</sup>) connects to a hallway (1 m<sup>2</sup>), leading to a modern bathroom (4 m<sup>2</sup>) with a shower and sink, as well as a separate WC (1.5 m<sup>2</sup>). Double-glazed wooden windows ensure excellent insulation. The apartment also includes a private storage room in the basement and an outdoor parking space.

Currently rented fully furnished, with a lease valid until April 30, 2025, this is an excellent investment opportunity. Additionally, two other apartments in the building are available for purchase, offering a rare chance to acquire multiple units in this charming residence.

### About Olonzac & the Region

Olonzac, the capital of the Minervois, is a vibrant village known for its weekly market, lively cafes, and renowned 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...