

Magnificent historic property with house and guest rooms in the heart of a wonderful natural setting



## INFORMATION

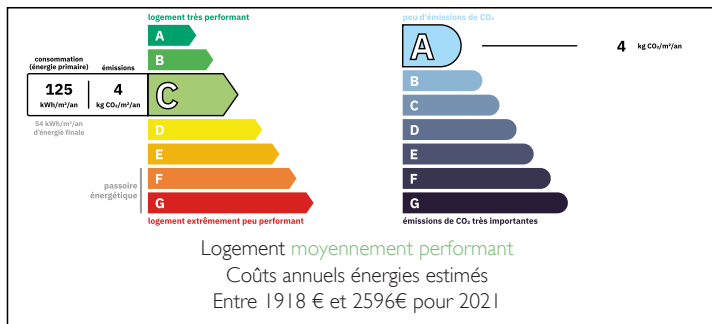
Town:	Prémian
Department:	Hérault
Bed:	8
Bath:	5
Floor:	252 m2
Plot Size:	5317 m2

## IN BRIEF

Immerse yourself in a haven of tranquility in the heart of the Jaur Valley, near the picturesque village of Olargues. Discover this historic property, a former 17th century mill, meticulously renovated to combine old-world charm with modern comforts. Whether you're looking for a haven of peace for your family or a tourism project (bed & breakfast or table d'hôtes), this place is ready to welcome you... Just put your bags down and enjoy every corner of this magical place! The house features a large entrance hall to welcome guests or customers, a fully-equipped kitchen, a large dining room, a private lounge and 8 bedrooms, including a family suite with 3 bedrooms, 3 guest rooms and 2 private bedrooms. Outside, you'll find parking, terraces with stunning views, a garden stretching down to the river, a workshop and various cellars....



## 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

Main features :

8 bedrooms and 4 bathrooms

Private garden of over 5300 m<sup>2</sup> with parking and private access to the river

Large dining room with fully equipped kitchen

Bed and breakfast activity

All guest rooms have independent access and reversible air-conditioning.

The 50 m<sup>2</sup> family suite has 3 bedrooms, a terrace with magnificent mountain views, a shower room and a toilet.

Fiber optic connection

Sanitation: mains drainage

Exterior with a building offering a workshop and cellar and a 2-room shed

## LOCAL TAXES

**Taxe foncière: 1037 EUR**

**Taxe habitation: EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES