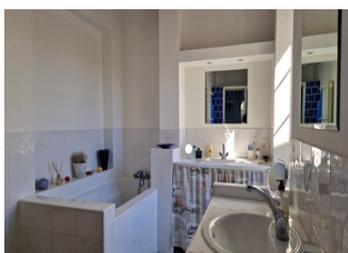


Fabulous traditional 5-bed village house and newly-renovated loft annexe, 57m garage, courtyard, heated pool.



## INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	6
Bath:	4
Floor:	207 m2
Plot Size:	250 m2

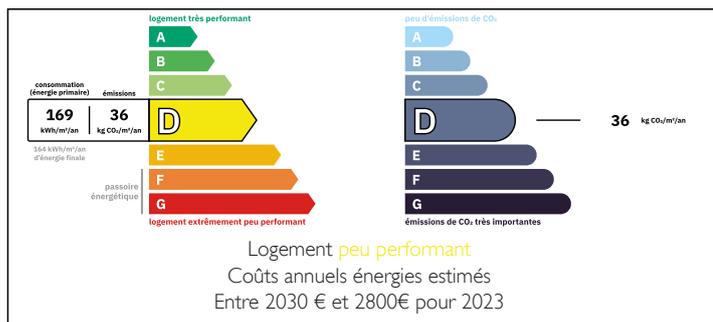


## IN BRIEF

The market town of Olonzac is set between vineyards in magnificent countryside, with views of the Pyrenees and La Montagne Noire. This lovely house, built in the 1850s, and its smartly renovated loft apartment, 2-car garage with plenty of space for storage and workshop, and courtyard garden with pool, are situated in a very quiet one-way street, opposite gardens with wonderful mature trees.

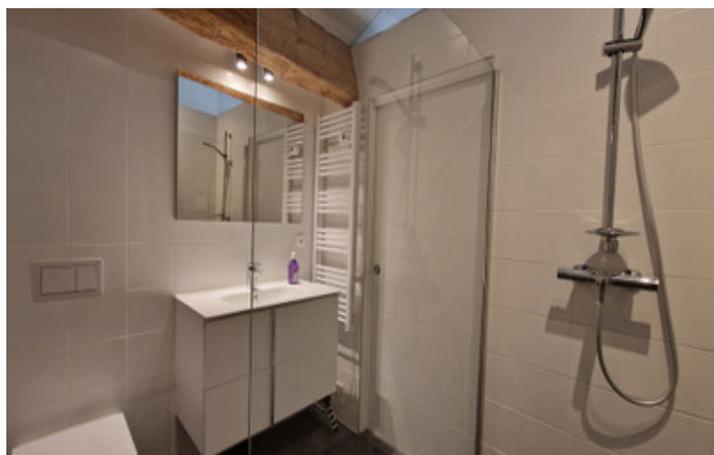
The house, of 134m<sup>2</sup>, has an open living space with kitchen, 5 bedrooms and 3 bathrooms, and the loft one large open space of 73m<sup>2</sup> with sleeping area and an ultra-modern shower room and kitchen. The garage is 57m<sup>2</sup>.

## 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

There is parking close to the house for visitors, and the panelled double front doors lead into an entry hall before opening into the light and airy living space with sitting, dining and kitchen areas. Also on the ground floor, accessed by the original natural timber panelled doors, are a utility room and WC with basin.

A charming tile and timber stair leads up to the first floor, where there are two double bedrooms, one with a marble fireplace, and both with views over the mature gardens across the road; a bathroom with shower and two washbasins, and a separate shower room with WC, plus one separate WC.

The stair continues to the second floor, with sloping timber-beamed ceilings, where there are a double bedroom and two single bedrooms, plus a shower room and a pretty landing. Two bedrooms have garden views, the third a velux.

The ground floor living area of the house gives access to the 100m<sup>2</sup> courtyard garden with its 8 by 3m heated salt-water pool. This area is mostly paved for easy maintenance, but has two grape vines growing over a pergola, a virginia creeper, and an olive tree as well as other plants.

From here, one enters the garage and storage space, with the pool technical room, a total of 57m<sup>2</sup>, with large timber doors to the road behind.

A separate door from the street gives access to the apartment entrance, and a modern concrete stair leads up to the...

## LOCAL TAXES

**Taxe foncière: 1076 EUR**

**Taxe habitation: EUR**

## NOTES