

## Elegant 19th-Century Maison de Maître with B&B in the Heart of Minervois Wine Country - Olonzac



## INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	8
Bath:	6
Floor:	497 m <sup>2</sup>
Plot Size:	132 m <sup>2</sup>



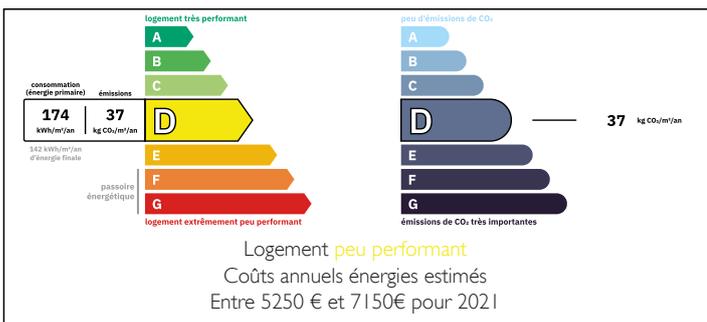
## IN BRIEF

Step into the charm of 19th-century France with this beautifully restored 497 m<sup>2</sup> Maison de Maître, once part of Domaine Eloi Merle in vibrant Olonzac, Minervois. This elegant property includes a private 3-bed owner's apartment, 5 B&B suites (all ensuite), and extensive spaces for events or creative projects. Features include a grand entrance hall, stylish living and dining rooms, a Mediterranean-style courtyard (132 m<sup>2</sup>), and an 80 m<sup>2</sup> reception hall. Original details blend seamlessly with modern comforts like reversible air conditioning and central heating.

Located just minutes from the Canal du Midi, and close to Carcassonne, Narbonne, and Mediterranean beaches, this is a rare opportunity to live and host in the heart of wine country. Ideal for a family residence, hospitality business, or creative retreat.

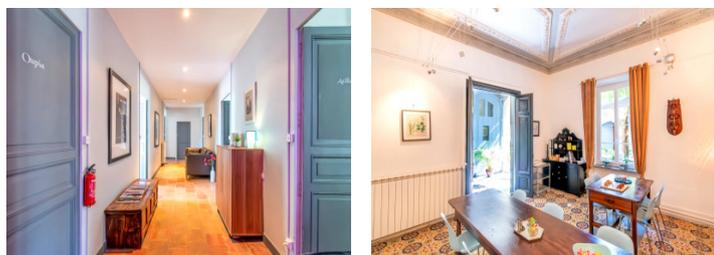
Contact us for more details or to arrange a visit.

## 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

Elegant 19th-Century Maison de Maître with B&B Potential in the Heart of Wine Country

Step into the timeless charm of southern France with this magnificent Maison de Maître dating back to 1800, once part of the historic wine estate Eloi Merle. Located in the lively market town of Olonzac, this exquisitely restored home tells a story of heritage, beauty, and opportunity.

Originally rented to vineyard workers who tended the surrounding vines, this exceptional residence now offers over 497 m<sup>2</sup> of living space across three floors, blending period elegance with modern comfort. Whether you dream of running a boutique B&B, hosting cultural or gastronomic events, or simply enjoying a majestic family home, this property is ready to write its next chapter.

## LOCAL TAXES

**Taxe foncière: 1578 EUR**

**Taxe habitation: EUR**

Ground Floor – Welcoming Elegance & Event Potential

Enter through an impressive 39 m<sup>2</sup> hall, featuring lofty ceilings with decorative mouldings and a charming bar — the perfect place to welcome guests. To your right, a 25 m<sup>2</sup> office provides a quiet workspace, while adjacent rooms offer a 19 m<sup>2</sup> storage area, 22 m<sup>2</sup> dining room, and a 20 m<sup>2</sup> kitchen with a functioning fireplace for cozy French breakfasts.

Double large doors lead to the jewel of the property: a 132 m<sup>2</sup> Mediterranean-style courtyard garden. Adorned with bamboo, roses, and intimate seating nooks, it's a private oasis ideal for sipping local wine in the sun.

At the rear, a breathtaking 80 m<sup>2</sup> reception hall with soaring ceilings offers endless possibilities: yoga retreats, wedding receptions, wine tastings, or art exhibitions. Above...

## NOTES