

## Charming château apartment in the Minervois with 3 beds - 3 baths, garden & international community



EXCLUSIVE

## INFORMATION

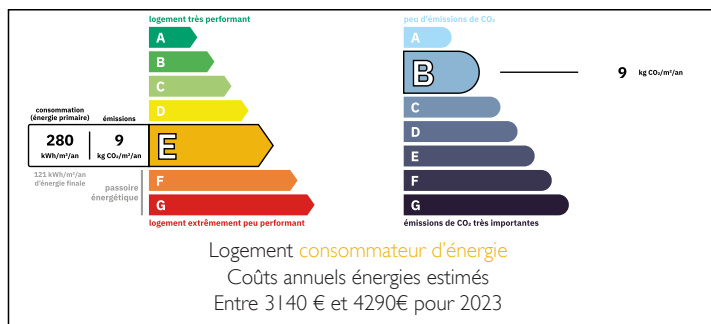
Town:	Olonzac
Department:	Hérault
Bed:	3
Bath:	3
Floor:	149.9 m2
Outside Space:	396 m2

## IN BRIEF

In the heart of lively Olonzac, discover this rare opportunity: a spacious top-floor apartment in a 19th-century château, built in 1891 for a local winegrower. Once two units, now one generous home stretching across the entire cool, north-facing side. With 3 en-suite bedrooms, a large kitchen (30 m²), high-ceilinged living room (29 m²) with skylights, and peaceful views over the rooftops, it offers charm, volume and character. Located in a well-maintained château of 10 homes with an active, international co-ownership. Shared garden with BBQ, grand Caunes marble staircase, and bicycle storage. No lift, but easy street parking and free car park nearby. Co-ownership fees €3615/year. Get in touch to receive more photos and details.

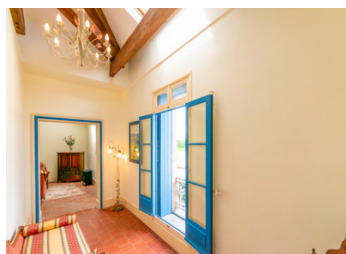


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1040 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

In the lively village of Olonzac, nestled in the sun-drenched Minervois wine region of southern France, lies a rare opportunity: a spacious apartment on the top floor of a 19th-century château, built in 1891 for a local winegrower and his family.

Once two separate apartments, now seamlessly combined into one generous home, this second-floor property (no lift) stretches across the entire north-facing side of the building — offering natural coolness in summer and views over the surrounding village rooftops.

The apartment is part of a château divided into 10 homes, inhabited by an active and international co-ownership. The building is well-maintained, with recently repainted shutters (2023) and a shared garden with a barbecue area in front. A stone staircase at the front of the château leads up to the main entrance, where you'll find a spacious communal hall with bicycle storage. From there, a grand Caunes marble staircase takes you to the first floor and further up to the top-floor apartment.

Inside, the apartment offers a rare layout: a spacious kitchen of 30 m<sup>2</sup> perfect for entertaining, a luminous 29 m<sup>2</sup> living room with high ceilings and skylights (added in 2020), and a central passage with double doors leading to a daybed where you can relax and enjoy the open view.

There are three large bedrooms:

Bedroom 1: 14 m<sup>2</sup> with a 5 m<sup>2</sup> en-suite bathroom (shower cabin, toilet, sink)

Bedroom 2: 16 m<sup>2</sup> with en-suite bathroom (bathtub, toilet, sink)

Bedroom 3: 15 m<sup>2</sup> with en-suite bathroom (shower cabin, toilet,...)