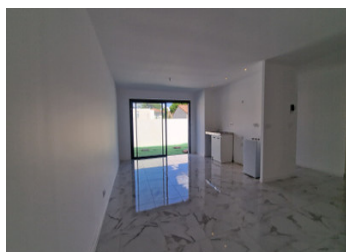


Modern 3 bedroom turnkey villa situated in a lively popular village. with Terrace garden and garage



## INFORMATION

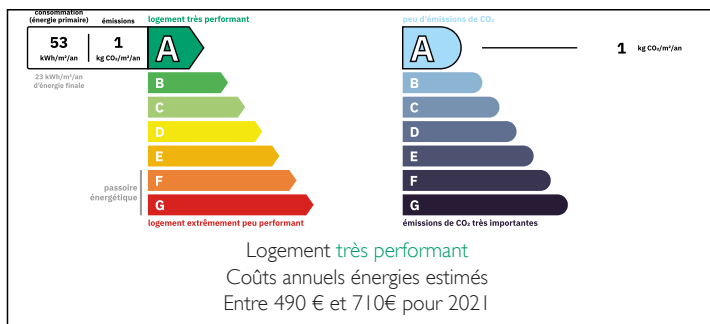
Town:	Olonzac
Department:	Hérault
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	130 m2



## IN BRIEF

Set in a peaceful neighbourhood of Olonzac, this modern, single-storey home is the perfect blend of style, comfort, and convenience. Recently built and in immaculate condition, it offers around 130 m<sup>2</sup> of living space with three bright, spacious bedrooms, an open-plan living area, and a practical layout entirely on one level. The easy-to-maintain garden provides a lovely outdoor space without the upkeep, while the insulated garage is ideal for parking or extra storage. A built-in air conditioning system ensures year-round comfort. This turnkey property is ideal as a main home, holiday retreat, or rental investment. Located close to local shops, restaurants, and essential services, it offers a relaxed village lifestyle with everything within easy reach. Don't miss this opportunity to own a hassle-free modern home in one of the most sought-after villages in the Minervois region. Contact us...

## 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

### Property Measurements

Lounge/Kitchen/Entrance: 48.66 m<sup>2</sup>

Garage: 19.54 m<sup>2</sup>

Hallway: 5.54 m<sup>2</sup>

Bedroom 1: 9.73 m<sup>2</sup>

Bedroom 2: 9.67 m<sup>2</sup>

Bedroom 3: 9.73 m<sup>2</sup>

Bathroom: 6.72 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

### About Olonzac

Olonzac is a lively and charming village in the heart of the Minervois wine region, just 30 minutes from Narbonne. Known as the "capital of the Minervois," it offers all amenities including shops, cafés, restaurants, a weekly market, and a beautiful park. The nearby Canal du Midi and Lac de Jouarres make it ideal for outdoor activities in a stunning southern French setting.

## NOTES

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