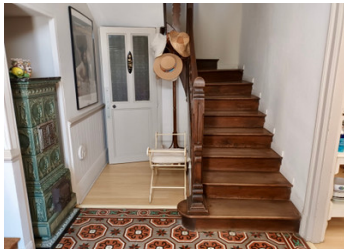
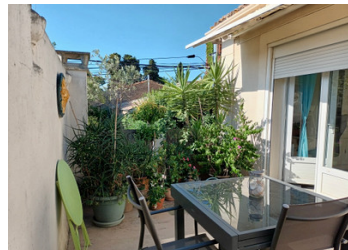


## Village house with terrace



## INFORMATION

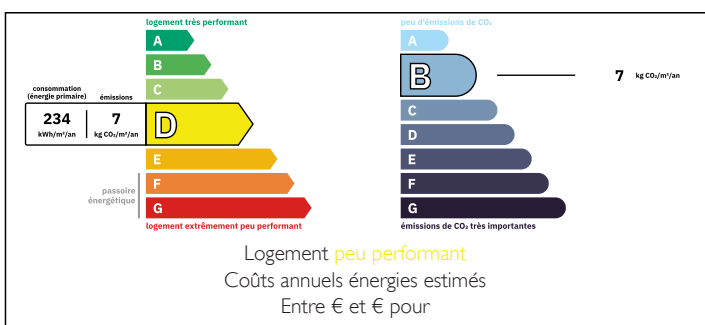
Town:	Olonzac
Department:	Hérault
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	12 m2

## IN BRIEF

120 m<sup>2</sup> village house spread over 2 floors, blending old-world charm (cement tiles, marble fireplace) and modern comfort (air conditioning, electric shutters). 3 bedrooms, including 2 with en-suite bathrooms, a sunny 12 m<sup>2</sup> terrace with no overlooking neighbors, and a fully equipped kitchen with direct street access.

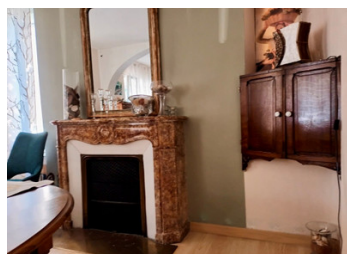
Located close to all amenities, in a lively village nestled between vineyards and the Canal du Midi.

## 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

Located in the heart of Olonzac, this charming 120 m<sup>2</sup> house is a true invitation to experience a lifestyle that blends authenticity and modern comfort. Whether you're looking for a primary residence, a vacation home, or a rental investment, this property will captivate you with its charm and practicality. The house can be sold furnished, making it even easier to move in or rent out immediately.

From the moment you step inside, you'll be enchanted by the cement tiles adorning the floor, adding a touch of elegance and tradition. The bright living room, featuring a functional marble fireplace, is a warm and welcoming space perfect for gathering with family and friends.

The fully equipped kitchen is both practical and functional, with direct street access—ideal for unloading groceries with ease. A pantry and separate WC complete this well-designed space.

Upstairs, you'll find three spacious bedrooms, two of which include private en-suite bathrooms, offering comfort and privacy. One of the bedrooms opens onto a sunny 12 m<sup>2</sup> terrace with no overlooking neighbors and an unobstructed view—perfect for outdoor dining, relaxation, or barbecues with friends. For added comfort, the house is move-in ready, featuring reversible air conditioning, electric shutters, and no renovation needed. You can settle in with peace of mind and immediately enjoy this pleasant living environment.

Olonzac is a vibrant and attractive village, known for its lively market, festivals, and enjoyable lifestyle between vineyards and the Canal du Midi. It's a place where tradition, warmth, and nature come together harmoniously.

This...

## LOCAL TAXES

**Taxe foncière: 650 EUR**

**Taxe habitation: EUR**

## NOTES