

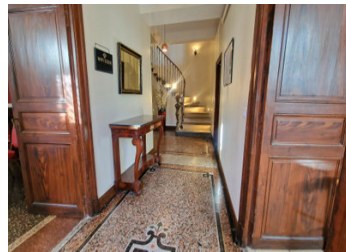
Substantial character village stone property 275m2 with 6 bedrooms , garage, garden and pool



EXCLUSIVE

INFORMATION

Town:	Olonzac
Department:	Hérault
Bed:	6
Bath:	3
Floor:	275 m2
Plot Size:	511 m2

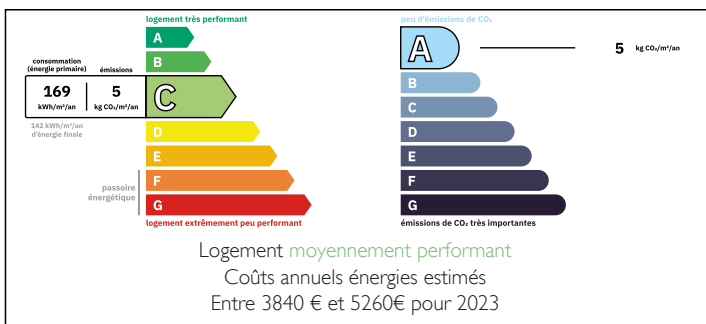


IN BRIEF

Come and discover this superb 6-bedroom stone village property in the market town of Olonzac full of authentic charm and refined detail. From the moment you enter, the stunning entrance hall with original tiled floors and grand sweeping staircase set the tone. The house offers generous living spaces, including a warm and inviting salon with a striking marble fireplace, high ceilings and large windows that fill the rooms with light. Throughout the property, period features blend beautifully with modern comfort.

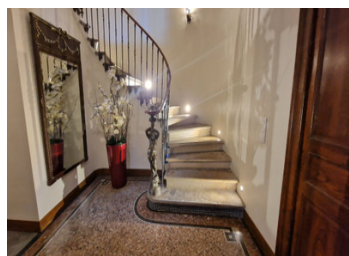
The well-equipped kitchen opens onto the private garden, a peaceful Mediterranean haven with mature trees, terraces for outdoor dining and a swimming pool ideal for warm summer days. The six bedrooms are spacious and characterful, some with elegant fireplaces and vintage touches. This is a truly unique home offering style, history and tranquillity, perfect as a family residence...

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

Key Features of This Exceptional Character Property
Striking 6-bedroom stone house set in the heart of vibrant Olonzac

Impressive entrance hallway showcasing original mosaic floor tiles

Contemporary fitted kitchen with central island — perfect for cooking, hosting and family life

Elegant dining room enhanced by a stunning marble fireplace

Spacious, light-filled lounge with tall windows and original marble hearth

Ground-floor bedroom full of charm, featuring another marble fireplace

Practical utility room plus modern shower room on the same level

First Floor – Comfortable Family Accommodation

Four generously-sized bedrooms, each with character features

Stylish family shower room

Second Floor – Grand Master Retreat

Superb master suite offering privacy, space and character

Luxurious ensuite bathroom with freestanding bath + walk-in shower

Outdoor Living

Attractive Mediterranean-style garden, ideal for relaxing or entertaining

5 × 3 m swimming pool for refreshing summer dips

40 m² garage providing secure parking or workshop space

Additional 80 m² above the garage, offering superb potential for:

Independent apartment/Games room

Additional Benefits & Comforts

Fully double-glazed for year-round efficiency

New shutters throughout

Economical pellet and wood-burning boiler providing cosy, eco-friendly heating

A perfect blend of period charm and modern comfort

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES