

## Substantial Character Village House with Independent Apartment and Large Garage – Renovation opportunity



## INFORMATION

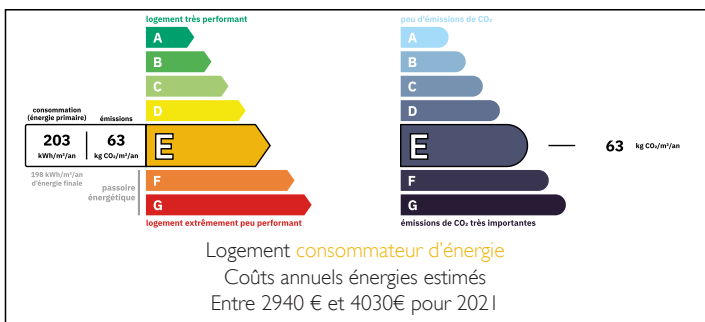
|             |         |
|-------------|---------|
| Town:       | Olonzac |
| Department: | Hérault |
| Bed:        | 8       |
| Bath:       | 3       |
| Floor:      | 349 m2  |
| Plot Size:  | 80 m2   |



## IN BRIEF

Substantial character property in the heart of sought-after Olonzac, overlooking the historic village well and within walking distance of all amenities. The property comprises a four-bedroom main house with a private courtyard, a separate four-bedroom duplex apartment with a large sunny terrace, and a rare two-storey garage. Offering plenty of original character and significant renovation potential, this versatile property would suit a family home, holiday home or investment project with future rental income opportunities.

## 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

Situated in the heart of the sought-after village of Olonzac, within walking distance of shops, cafés, restaurants and all amenities, this substantial character property offers exceptional space, flexibility and renovation potential.

Overlooking the historic village well, the property of approximately 349m<sup>2</sup> comprises a four-bedroom main house featuring high ceilings, tall windows and original period features throughout. A private courtyard directly off the kitchen provides the perfect setting for outdoor dining and entertaining.

To the rear, a separate four-bedroom duplex apartment is currently undergoing renovation and offers excellent potential for guest accommodation, multigenerational living or future rental income. The apartment benefits from its own large sunny terrace accessed from the main living area.

A rare and highly desirable two-storey garage completes the property, providing valuable parking, storage or further development possibilities in the centre of one of the Minervois region's most popular villages.

### Key Features

- Prime central location in Olonzac, Minervois
- Walking distance to all amenities
- Character village property overlooking the historic village well
- Spacious four-bedroom main house with private courtyard for outdoor dining
- Independent four-bedroom duplex apartment with large sunny terrace
- Renovation project with rental income potential
- Rare two-storey garage
- Ideal family home, holiday property or investment opportunity

-----

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

## LOCAL TAXES

Taxe foncière: **496 EUR**

## NOTES