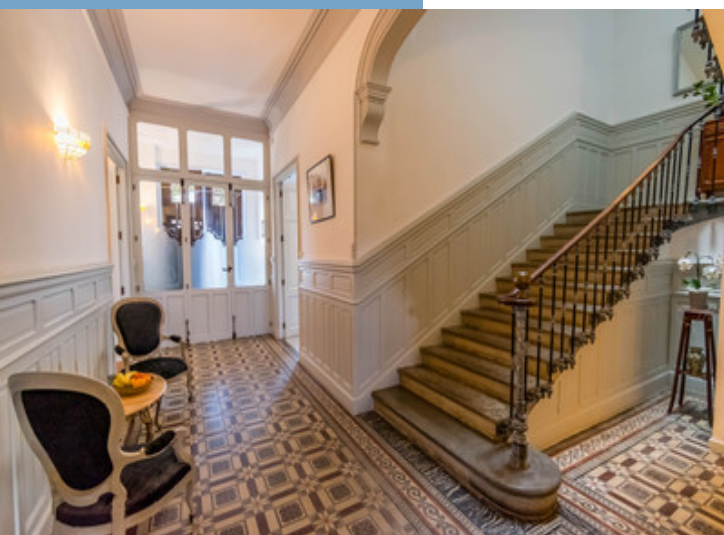




ELEGANT BOUTIQUE STYLE B&B COMPRISING A
MAISON DE MAÎTRE, 5 PRIVATE GÎTES, AND POOL
IN THE SOUTH OF FRANCE.

ELEGANT BOUTIQUE
STYLE B&B COMPRISING A
MAISON DE MAÎTRE, 5
PRIVATE GÎTES, AND POOL
IN THE SOUTH O...



PROPERTY FACT FILE

REFERENCE	A16847
PRICE	€ 999,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	13
ACCOMMODATION	623 m ²
LAND	2250 m ²
TOWN	Olonzac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change

- Maison de Maître
- 5 Gîtes
- Swimming Pool
- Jacuzzi
- 2 barns (420m2)

ELEGANT BOUTIQUE
STYLE B&B COMPRISING A
MAISON DE MAÎTRE, 5
PRIVATE GÎTES, AND
POOL IN THE SOUTH O...

Ref : A16847

Situated between Carcassonne and the beaches of the Mediterranean, located in the heart of the Minervois in the Canal village of Olonzac, you'll find this breathtaking Chambre d'Hôtes (442m2) with 5 gîtes, a private garden, swimming pool, an enormous outbuilding, and much more.

DESCRIPTIF

The mature 2340m2 garden comprises a private heated swimming pool with sun loungers, a 7-person jacuzzi, a pétanque court, 2 wells for watering the garden, and several terraces for shade and sun, perfect for enjoying a glass of rosé while reading your favorite novel. There are many native plants and trees giving it the feel of being in a local park. You can also hire tennis courts adjacent to the property.

The main 3-storey residence is 442m2 and is composed of:

Ground floor:

- Entrance Hall (41m2)
- Office (26m2)
- Living Room (26m2)
- Kitchen (22m2) with large sliding glass door.
- Dining Room (31m2) with marble fireplace and air conditioning
- WC
- Utility Closet

First floor:

- Suite 1 (27m2) with walk-in shower
- Suite 2 (24m2) with walk-in shower
- Suite 3 (31m2) with walk-in shower
- Suite 4 (35m2) with walk-in shower and dressing room
- Utility closet

Second floor:

- Suite 5 (32m2) with walk-in shower and seating area
- Suite 6 (26m2) with walk-in shower
- Suite 7 (23m2) with walk-in shower
- Suite 8 (31m2) with bathroom

A laundry/storage room (15m2) includes everything needed to run the business.

The 5 gîtes are composed of two floors, each approximately 20m2 for a total of 40m2. One of the gîtes has its own private outside terrace for barbecuing and its own streetside entrance.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A16847>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

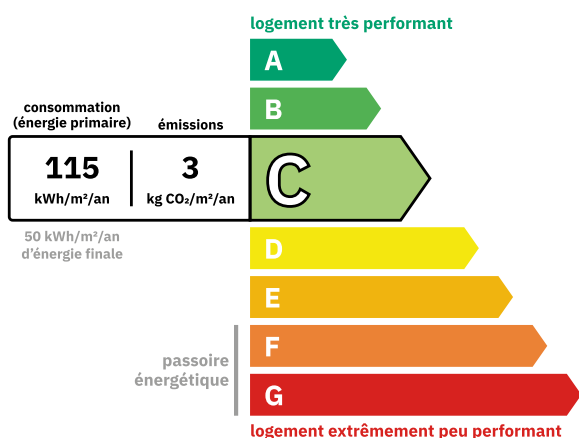
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ELEGANT BOUTIQUE STYLE
B&B COMPRISING A MAISON
DE MAÎTRE, 5 PRIVATE GÎTES,
AND POOL IN THE SOUTH
O...

Ref : AI6847

ENERGIE-DPE

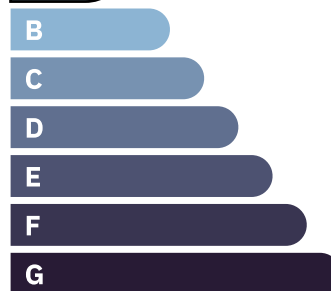
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



peu d'émissions de CO₂

A

3 kg CO₂/m²/an



émissions de CO₂ très importantes

Property Moderately efficient
Estimated annual energy costs
between 2830 € and 3900€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI6847
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr