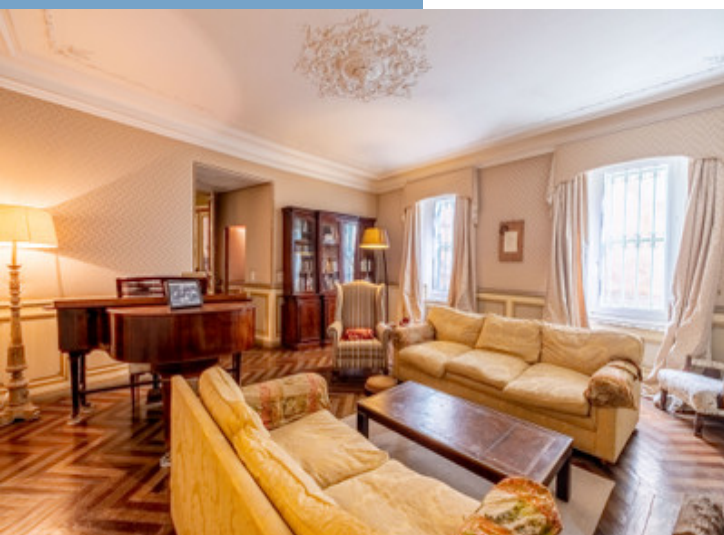




MAGNIFICENT MAISON DE MAÎTRE IN THE
HEART OF A VILLAGE NEAR OLONZAC WITH A
POOL, GARAGE, AND GARDEN.

MAGNIFICENT MAISON DE
MAÎTRE IN THE HEART OF
A VILLAGE NEAR
OLONZAC WITH A POOL,
GARAGE, AND GARDEN...



PROPERTY FACT FILE	
REFERENCE	A11765
PRICE	€ 597,000 £ 511,289* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	590 m ²
LAND	120 m ²
TOWN	Oupia
DEPARTMENT	Herault
LOCATION	0-2KM to amenities
TYPE	Maison de Maître
CONDITION	Excellent condition, Habitable
FEATURES	Mains Drains, Garage, Barns / outbuildings
*Price based on current exchange rate which is subject to change	



- Spacious
- Low maintenance garden
- Swimming pool
- Ideal home to create a business
- Holiday let

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GARAGE, AND GARDEN...

Ref : A11765

Situated in a lovely circular village near Olonzac, this amazing 7 bedroom maison bourgeoise will charm you with its character, its cosy garden, and decked pool area with a separate two-level home, fully air-conditioned that can be used as a holiday let or as an office. A unique home offering everything you need to make this into your

DESCRIPTIF

Left-wing of the house

Ground floor:

Entrance 25 m²,

Cellar (an ancient prayer room) 7 m²

Living room 36 m² with fireplace,

Séjour 24 m²,

Kitchen 24.5 m²,

Dining room 35 m²

right-wing off the house

Kitchen 28.3m²,

WC, heating room,

Garden of approximately 120 m²

Wooden decked pool area at the end of the garden. with pool 3 m x 5 m

1st floor Left Wing:

Master bedroom 33.5 m² with en-suite bathroom 21 m²

Bedroom 2 - 16.9 m²,

Bedroom 3 - 15.5 m²

Laundry room 3 m²,

Bathroom 18 m²

Right-wing

Office or artist studio of 52 m² with balcony

2nd floor

Bedroom 4 - 15.5 m²,

Bedroom 5 - 18.3 m²

Bedroom 6 - 25.8 m²,

Bedroom 7 - 41 m² with its bathroom 11 m²

Second-floor office 54 m²

Garage 35 m² with electric doors

The house has solar panels that generate 2100 euros approximate income per year

It has central heating through the house and there is underfloor heating in both kitchens.

Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A11765>

COMPLETE FILE AND PHOTO ON REQUEST

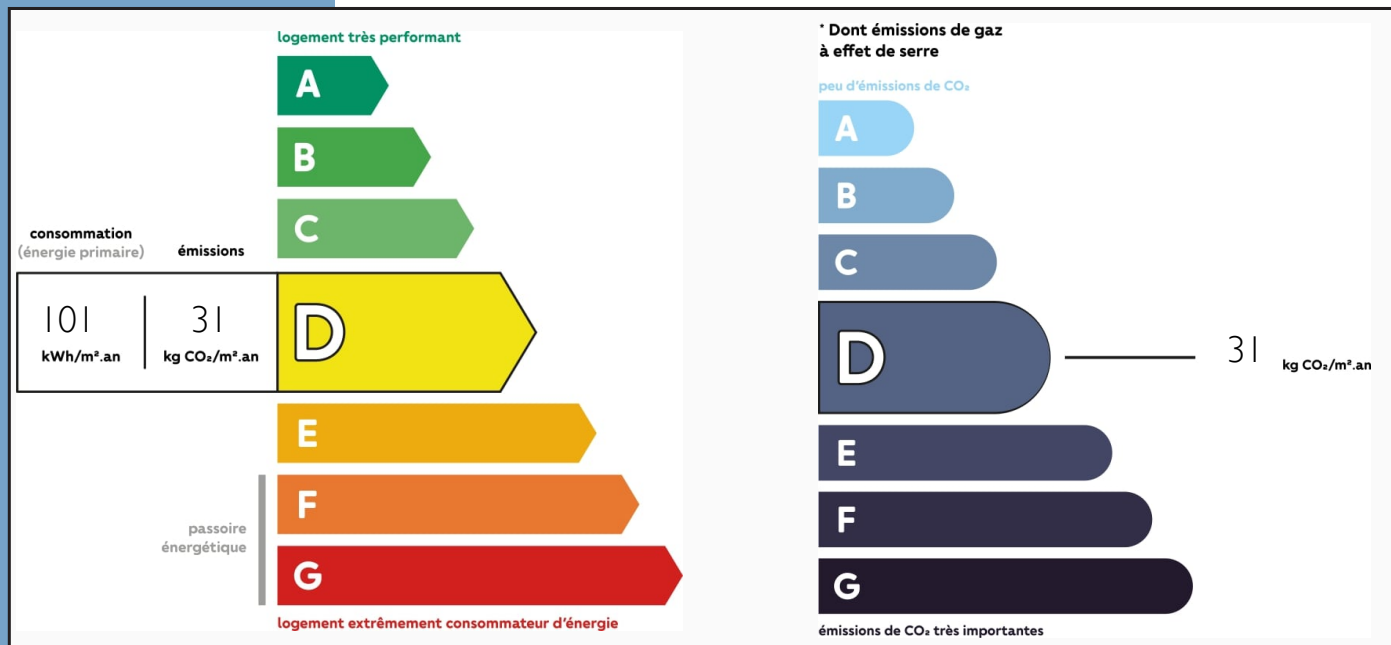


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ENERGIE-DPE

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



NOTICE

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

1: 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 : AI 1765
FILE COMPLETE
AND PHOTOS
ON REQUEST

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