



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

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PROPERTY FACT FILE	
REFERENCE	A16847
PRICE	€ 1,099,000 £ 909,532* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	13
ACCOMMODATION	623 m <sup>2</sup>
LAND	2250 m <sup>2</sup>
TOWN	Olonzac
DEPARTMENT	Herault
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)

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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.

## DESRIPTIF

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

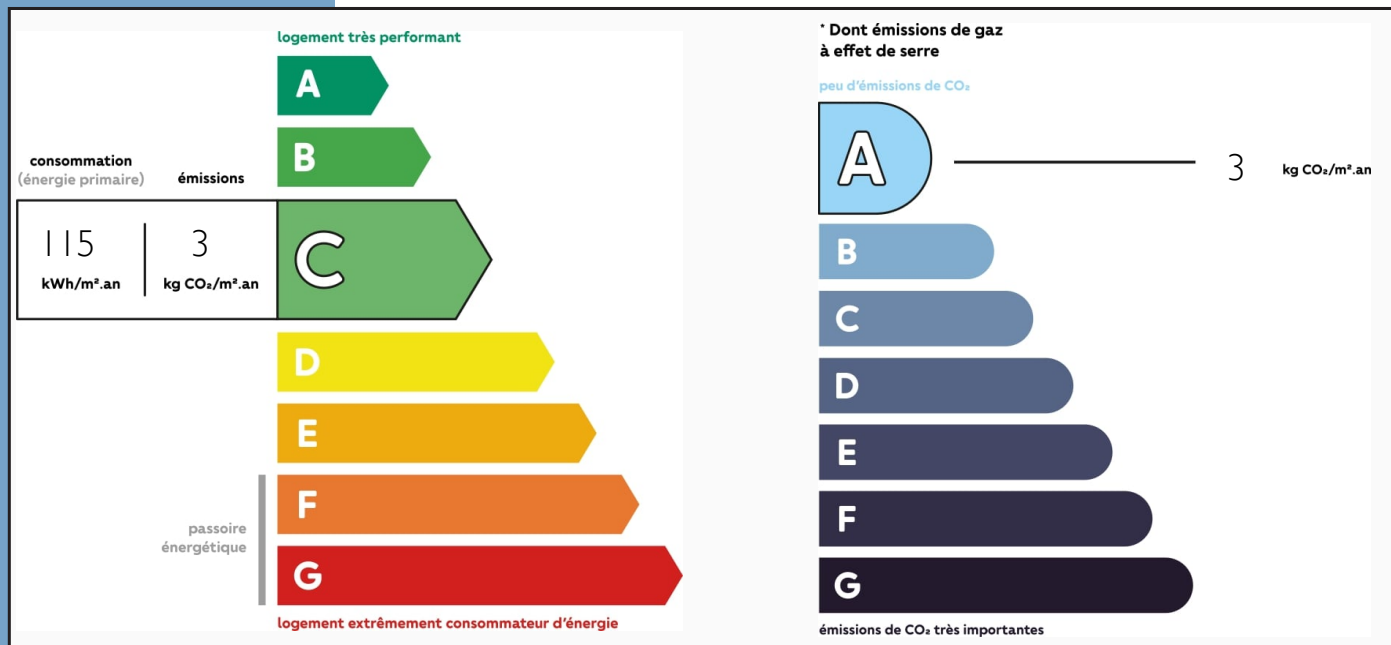


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : AI6847  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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