



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 £ 919,698* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	13
ACCOMMODATION	623 m ²
LAND	2250 m ²
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

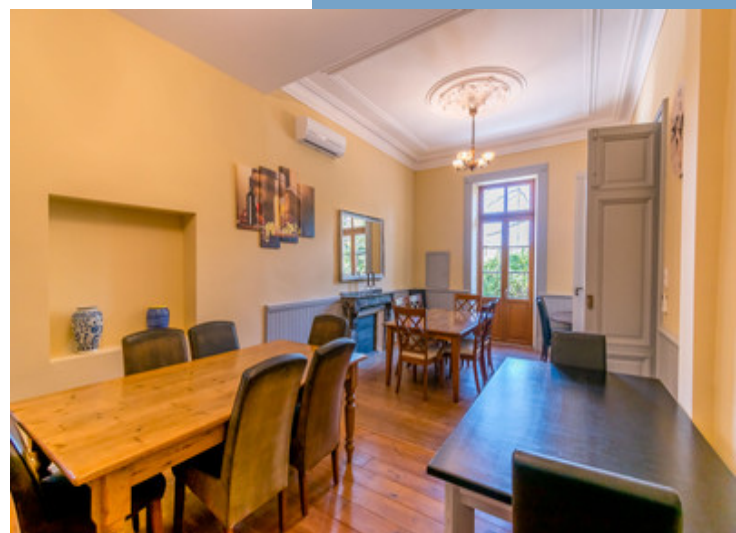
A laundry/storage room (15m2) includes everything needed to run the business.

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

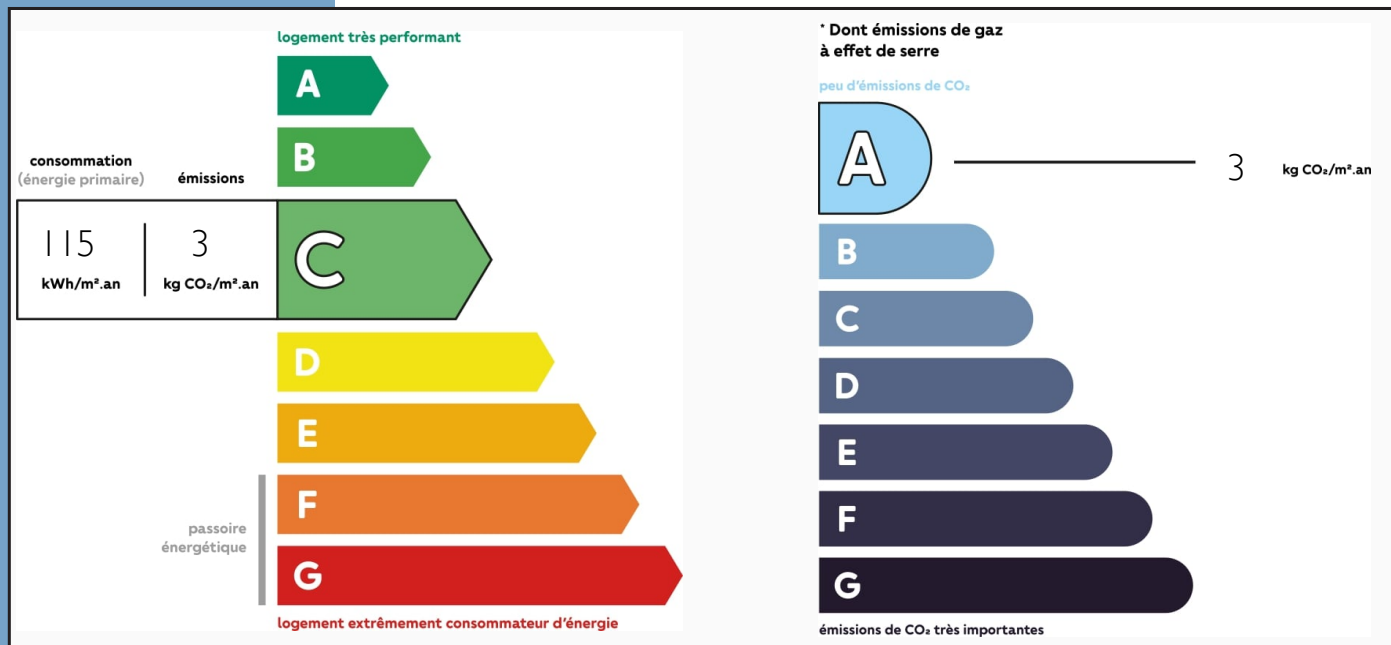


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ENERGIE-DPE

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



NOTICE

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

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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