LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 19TH-CENTURY MAISON DE MAÎTRE WITH B&B IN THE HEART OF MINERVOIS WINE COUNTRY - OLONZAC

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PROPERTY FACT FILE

REFERENCE	A36561JAV34
PRICE	€ 649,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	497 m²
LAND	132 m²
TOWN	Olonzac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Mains drainage, Barns - outbuildings, High speed internet

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





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- Historic Charm: Beautiful Maison de Maitre
- Ready-to-Operate B&B
- Private Mediterranean Courtyard: 132 m²
- Prime Location in Wine Country
- Proximity to Heritage & Transport

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Step into the charm of 19th-century France with this beautifully restored Maison de Maître in the lively market town of Olonzac, in the heart of the Minervois. This elegant property combines private living accommodation, established guest rooms and generous spaces for hospitality, events or creative projects.



DESCRIPTION

ELEGANT 19TH-CENTURY MAISON DE MAÎTRE WITH B&B AND EVENT POTENTIAL IN OLONZAC

Set in the heart of the lively market town of Olonzac, this impressive 19th-century Maison de Maître combines generous proportions, period character and considerable versatility.

The property offers substantial private living accommodation alongside established guest rooms and additional spaces suitable for hospitality, retreats, workshops, events or creative projects. High ceilings, original features and traditional materials are complemented by modern comforts including reversible air conditioning, central heating and double glazing in much of the property.



GROUND FLOOR – GENEROUS RECEPTION AND HOSPITALITY SPACES

The house opens into an impressive entrance hall of approximately 37 m², currently incorporating a bar area and creating a welcoming arrival space for guests.

The ground floor also includes a kitchen of approximately 18 m², a dining room of around 21 m² and two further rooms of approximately 18 m² and 24 m², offering flexibility for use as an office, sitting room, guest reception area or additional communal space.

There is also an arrière-cuisine, storage and utility areas and a WC.

Large doors open onto the private Mediterranean-style courtyard of approximately 132 m². Planted with mature greenery and arranged with several seating areas, this sheltered outdoor space provides an attractive setting for breakfasts, drinks, dining or simply relaxing in privacy.

At the rear...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36561JAV34

COMPLETE FILE AND PHOTO ON REQUEST

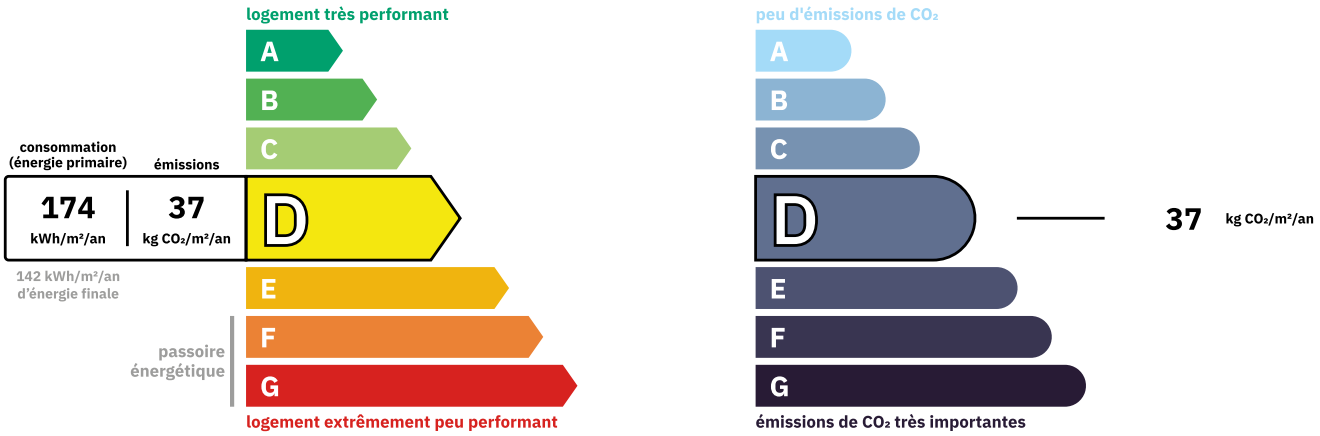
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5250 € and 7150€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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