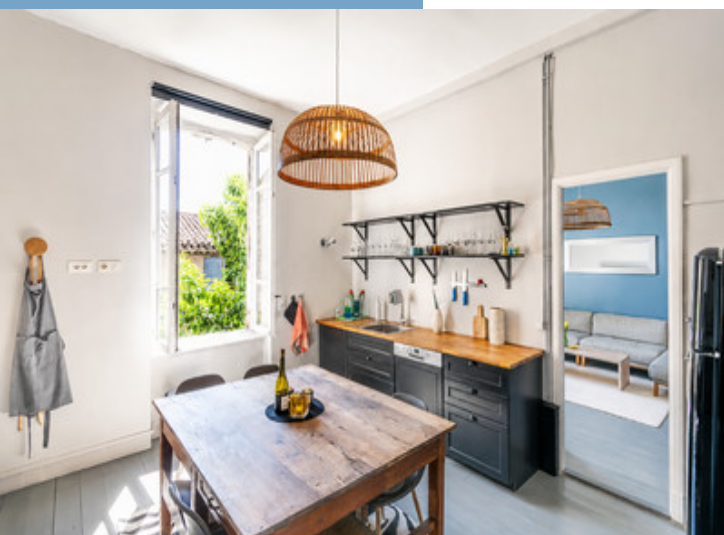
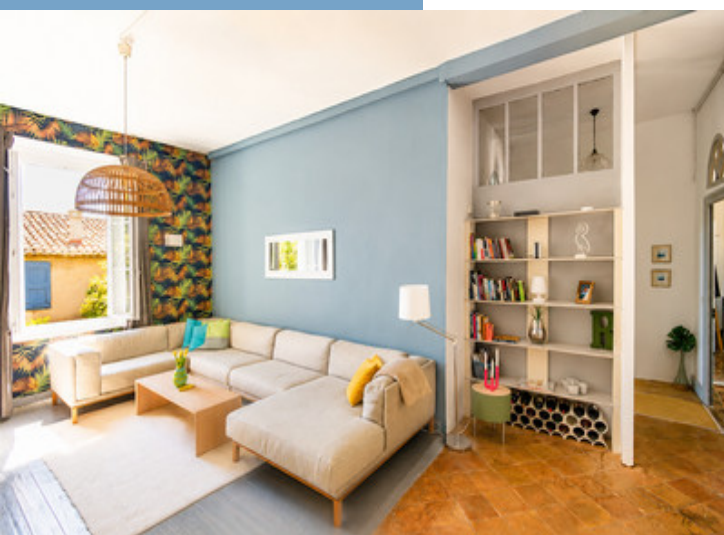




ELEGANT 19TH-CENTURY MAISON DE MAÎTRE WITH B&B IN THE HEART OF MINERVOIS WINE COUNTRY - OLONZAC

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



PROPERTY FACT FILE	
REFERENCE	A36561JAV34
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	497 m ²
LAND	132 m ²
TOWN	Olonzac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Barns - outbuildings, High speed internet
*Price based on current exchange rate which is subject to change	



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

ELEGANT 19TH-CENTURY
MAISON DE MAÎTRE WITH
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Ref : A36561JAV34

Step into the charm of 19th-century France with this beautifully restored 497 m² Maison de Maître, once part of Domaine Eloi Merle in vibrant Olonzac, Minervois. This elegant property includes a private 3-bed owner's apartment, 5 B&B suites (all ensuite), and extensive spaces for events or creative projects. Features include a grand

DESCRIPTION

Elegant 19th-Century Maison de Maître with B&B Potential in the Heart of Wine Country

Step into the timeless charm of southern France with this magnificent Maison de Maître dating back to 1800, once part of the historic wine estate Eloi Merle. Located in the lively market town of Olonzac, this exquisitely restored home tells a story of heritage, beauty, and opportunity.

Originally rented to vineyard workers who tended the surrounding vines, this exceptional residence now offers over 497 m² of living space across three floors, blending period elegance with modern comfort. Whether you dream of running a boutique B&B, hosting cultural or gastronomic events, or simply enjoying a majestic family home, this property is ready to write its next chapter.

Ground Floor – Welcoming Elegance & Event Potential

Enter through an impressive 39 m² hall, featuring lofty ceilings with decorative mouldings and a charming bar — the perfect place to welcome guests. To your right, a 25 m² office provides a quiet workspace, while adjacent rooms offer a 19 m² storage area, 22 m² dining room, and a 20 m² kitchen with a functioning fireplace for cozy French breakfasts.

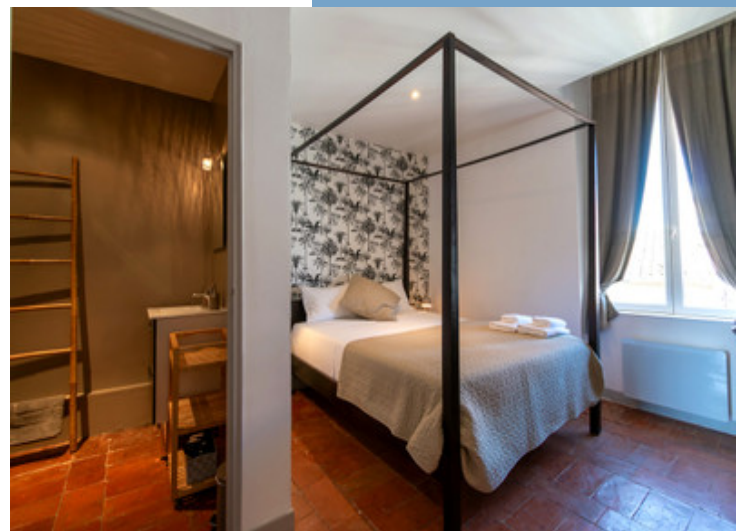
Double large doors lead to the jewel of the property: a 132 m² Mediterranean-style courtyard garden. Adorned with bamboo, roses, and intimate seating nooks, it's a private oasis ideal for sipping local wine in the sun.

At the rear, a breathtaking 80 m² reception hall with soaring ceilings offers endless possibilities...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36561JAV34>

COMPLETE FILE AND PHOTO ON REQUEST



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

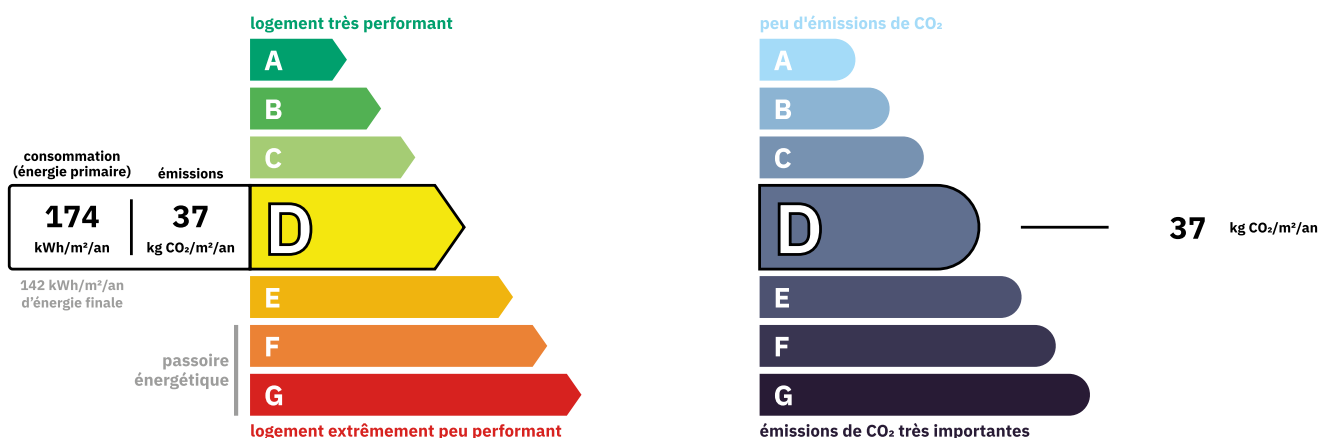
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ENERGIE-DPE

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



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 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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