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## High standing Wine House and Bed and Breakfast in Occitanie

**Olonzac , Hérault , Occitanie**



**€748,800**

inc. of agency fees

7 Beds   5 Baths   690 sqm   100 sqm

Superb Maison de Maître and guest house located in a typical village of Minervois just 20 minutes from Narbonne, 20 minutes from Béziers and 40 minutes from Carcassonne.

### At a Glance

**Reference** MFH-MSA71439  
**Bed** 7  
**Land** 100 sqm

**Near to** Narbonne  
**Bath** 5  
**Pool** No

**Price** €748,800  
**Hab.Space** 690 sqm  
**Land Tax** €1469.00

### Property Description

This stone-built Maison de Maître full of charm and authenticity is an old Winemaker's house located in the centre of the historic village. This property will surprise you with the quality of its renovation, the layout of the various rooms, its private garden, which is not overlooked, and its huge chartreuse at the end of the garden, which has been transformed into a gym, party room, and wedding venue.

The property offering 650 sqm of habitable space consists on the ground floor of a huge entrance with a reception bar for guests, four beautiful rooms: a room for bicycles or others, a fully equipped kitchen with a pantry, a room for guests' lunches, and an office to welcome guests.

On the first floor, you will find a private apartment with a living room, a kitchen, two bedrooms, a bathroom, a master bedroom, a dressing room, and a bathroom.

On the last level, there are five suites and a family suite for the guests. Each suite has a shower room and dressing area, and rooms to the south have air conditioning. There is still potential to realise on the property and other avenues to develop the turnover since the property in high season is used in bed and breakfast.

## **The Maison de Maitre**

### **The ground floor**

- entrance and bar - 39 sqm
- office or other room - 25 sqm
- extra room for bikes or other - 18.61 sqm
- dining room for breakfasts - 22 sqm
- kitchen 1 - 19.52 sqm
- cellar - 12 sqm

### **The first floor**

- private apartment with living room, kitchen 2, three bedrooms and shower room

### **The second floor**

- 4en-suites plus a family en-suite and four bathrooms

## **Outside and Wine Cellar**

- court with terraces and plants
- old wine cellar with sports center 79 sqm which could be a reception room
- work part 33 sqm
- on first level room for whatever 112 sqm

## **Additional Information**

- rentals all the year long except when owners on holiday

## The Area and Access

- village with amenities
- Carcassonne and Narbonne and Béziers between 20 and 30 minutes
- seaside 35 minutes drive

*Rare property with history and character in the Minervois, an attractive tourist area with nearby medieval towns, the Canal du Midi, Narbonne, and the sea.*

### Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Is near the Coast?	✓

### And Before You Ask

Exposure:	East
Year of Renovation:	2010
Condition:	Ready to move in
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Land Tax:	€1469.00

### Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
Bathrooms	5
Price	€748,800

### Key Information

Internal Area:	690 sqm
Land Area:	100 sqm
Floor:	3
Number of Fireplaces:	1

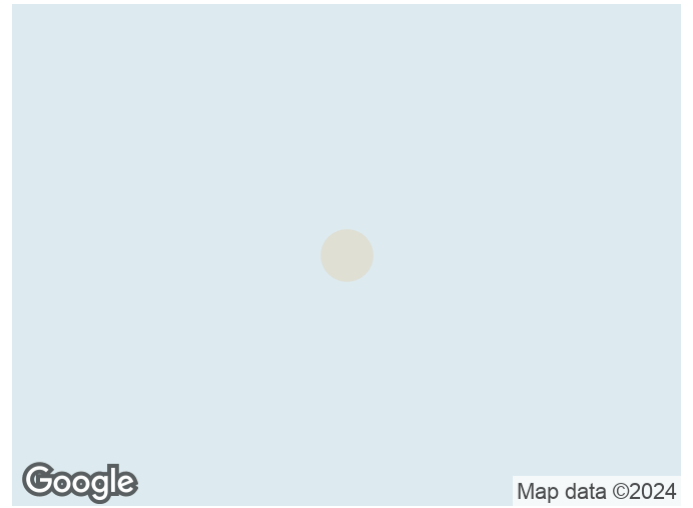
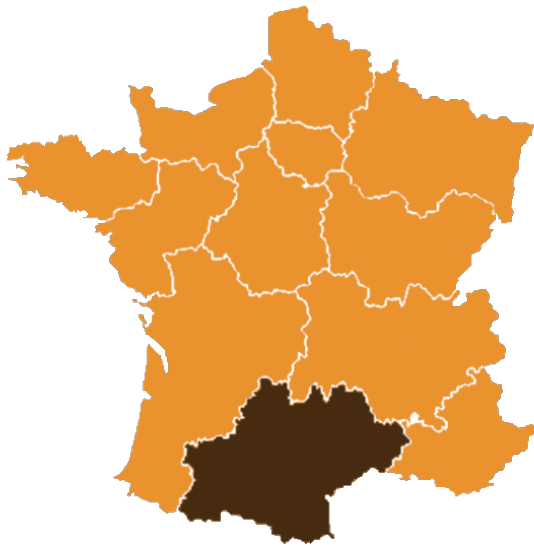
#### Property Features:

- Maison de Maître with old wine cellar
- Lovely interior court
- high finishings
- incredible entrance and hall
- actually used as a B&B
- close to Canal du Midi and seaside
- nice private appartement
- could put a pool in the big court

Has an Office / Study?	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**





## Gallery















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