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## Old Stone Barn Entirely Renovated With 178 M2 Of Living Space, Courtyard,...

**Olonzac** , **Herault** , **Occitanie**



**€286,000**

**inc. of agency fees**

**3 Beds**

**2 Baths**

Picturesque village with all shops, located at 10 minutes from the Jouarres lake, 10 minutes from Olonzac, 30 minutes from Carcassonne and 50 minutes...

### At a Glance

**Reference** MFH-LFR-  
LO286000E

**Bed** 3

**Near to** Olonzac

**Bath** 2

**Pool** No

**Price** €286,000

**Land Tax** N/A

### Property Description

Picturesque village with all shops, located at 10 minutes from the Jouarres lake, 10 minutes from Olonzac, 30 minutes from Carcassonne and 50 minutes from the beach !

Old stone barn dating from the 19th century (1883) totally converted, with a living space of 178 m<sup>2</sup> offering a magnificent living room of 70 m<sup>2</sup> with stunning high ceilings of more than 3m (lounge, dining and opened kitchen), 3 bedrooms (one is a master), 2 bath/shower rooms, an office (or extra bedroom), a pleasant courtyard of 20 m<sup>2</sup> plus a roof terrace of 21 m<sup>2</sup> with a breathtaking panoramic view. Full of character ! In a peaceful area !

Ground = Entrance of 11.88 m<sup>2</sup> with cupboard + WC with wash hand basin of 1.76 m<sup>2</sup> + beautiful living room of 70 m<sup>2</sup> with a stunning high ceiling of more than 3m, nice cosy lounge with a wood burning stove, dining room with open kitchen (working plan, double sink, gas piano cooker, hood) leading on beautiful charming courtyard of 20 m<sup>2</sup> with a water fall fountain.

1st = Hall of 8 m<sup>2</sup> with cupboard + WC of 1.67 m<sup>2</sup> with wash hand basin unit + bathroom of 6.09 m<sup>2</sup> (bath, basin unit, towel dryer).

1/2 floor (a few steps) = Hall of 3.41 m<sup>2</sup> + master bedroom of 16 m<sup>2</sup> with bedroom and en suite shower room (shower, sink) plus cupboard with hot water tank and tumble dryer + bedroom of 13.81 m<sup>2</sup> (large cupboard and nice view on church) + spacious bedroom of 24 m<sup>2</sup> (sink) and large cupboard that could be converted into shower room.

2nd = Room of 15 m<sup>2</sup> (office or extra bedroom) + few steps leading on a magnificent roof terrace of 21 m<sup>2</sup>.

Exteriors = A beautiful private courtyard of 20 m<sup>2</sup> with a waterfall fountain + magnificent roof terrace of 21 m<sup>2</sup> (semi-covered) offering a panoramic breathtaking view (authentic mix with view on the 12th century church on one side and view on the Pyrenees on the other) with nice

summer kitchen (working plan, fridge, micro wave), giving the possibility of enjoying sun and shade.

Extras = Tiled floor on ground + wooden parquet floor on 1st + double glazing + stunning ceilings of more than 3m high + electric heating + wood burning stove + on main sewage + entirely renovated (roof, electricity, plumbing:) + estimated amount of annual energy consumption for standard use: between 2268 € and 3068 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1120 €.

Price = 286.000 € (Very charming ! Great volumes !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 57614

Property Size: 178 m2

Property Lot Size: 135 m2

Bedrooms: 3

Bathrooms: 2

Reference: LO286000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€286,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



## Gallery



















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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