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Former 17th Century Stone Watermill Set In 5429m2 Of Greenery, With 200...

Olargues , Herault , Occitanie



€599,000

inc. of agency fees

8 Beds

5 Baths

Hamlet in the heart of the Parc
Naturel Regional du Haut
Languedoc with bakery,
restaurant and school, located
10 minutes from Olargues and
Saint Pons...

At a Glance

Reference MFH-LFR-
PO629000E

Bed 8

Near to Olargues

Bath 5

Pool No

Price €599,000

Land Tax N/A

Property Description

Hamlet in the heart of the Parc Naturel Regional du Haut Languedoc with bakery, restaurant and school, located 10 minutes from Olargues and Saint Pons de Thomieres, 50 minutes from Beziers, 10 minutes from the canoeing and kayaking resorts and 1 hour from the beaches!

Nestling in the heart of a green setting and bordered by a peaceful river, this former stone watermill dating from the 17th century stands in a vast wooded plot of 5429 m². The main building, measuring around 200 m², offers spacious, warm living spaces, enhanced by the cachet of period materials. In addition, 3 independent guest rooms, ideal for families or visitors, complete this unique property. Private parking and superb green parkland surround this exceptional property, providing an idyllic setting for lovers of nature and history.

Main house

Ground = Large 25 m² entrance hall with bar and sink + 35 m² dining room with French window onto terrace + 20 m² fitted kitchen (worktop, sink, piano hob) with French window onto terrace + 3 m² utility room + 24 m² lounge with fireplace + 3 m² corridor + 3 m² WC with washbasin + 13 m² utility/boiler room with shower.

1st = 2 m² hall (can be connected to one of the guest rooms) + 12 m² bedroom or lounge + 26 m² bedroom with 2 private terraces of 10 m² and 8 m² (with outside stairs) + 10.6 m² bedroom + 2.3 m² corridor + 3.90 m² shower room (Italian shower, washbasin, heated towel rail) + WC.

2nd = 10 m² bedroom + 17 m² bedroom (under the slope with WC and washbasin).

Guest houses (independent building)

25 m² en suite bedroom with shower room (washbasin, shower, WC, heated towel rail) (this bedroom can communicate with the main house) + 22 m² en suite bedroom with shower room (washbasin, shower, WC, heated towel rail) + 22 m² en suite bedroom with shower room (shower, washbasin, WC, heated towel rail) and small balcony.

Barn area = 3 barns in very good condition, approximately 25 m², 15 m² and 28 m², ideal for storage (bikes, motorbikes :).

Exterior = Magnificent wooded grounds of 5429 m² bordering the river + cherry, almond, fig, lavender and fig trees: + private access to the river for swimming or fishing.

Miscellaneous = Peaceful hamlet of approx. 5 houses (but right next to the village) + mains drainage + double glazing + electricity, plumbing, roofing: have all been redone + in flood zone + private parking with several spaces + new insert fireplace and programmable pellet stove + reversible air conditioning in main house and in each guest room + 2 hot water tanks + estimated annual energy costs for standard use: between 1918 Euros and 2596 Euros per year. Average energy prices indexed to 1 January 2021 (including subscriptions) + annual property tax of around 1200 Euros + attractive income.

Price = 599.000 Euros (Charming, with the character of the exposed stone and private river beach !)

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

Property Id : 69256

Property Size: 270 m²

Property Lot Size: 5,429 m²

Bedrooms: 8

Bathrooms: 5

Reference: PO629000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 8 |
| Bathrooms | 5 |
| Price | €599,000 |

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery











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C. BAUER – Sunday Times

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S. and L. BROWN



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