FOR SALE / OLONZAC

Ref. 01-4778

Village house in Olonzac

160 m² | 6 rooms | 4 bedrooms

215 000 €

UNDER OFFER









LET'S TALK

Your Bellissimmo team

04 68 32 22 04 · agencebellissimmo@hotmail.fr

1 rue Francis Marcero · 11100 Narbonne

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →

For information only. Please confirm availability and details with the agency.

Overview

Sale agreement in progress Agence Bellissimmo Narbonne presents: 5 minutes from Olonzac – Village house with terrace, garage and land Located in the heart of a charming village in the Minervois, in a quiet dead end, this village house offers generous proportions, a pleasant south-facing terrace and a garage. On the ground floor, the entrance serves a large living room with an open kitchen, a living room and a dining room with a fireplace. At the back, a laundry/celler communicates directly with the garage, which also has independent access from the street located at the back of the house. A beautiful wooden staircase leads to the first floor, organised around a large landing spread over two levels. An unusual configuration that bears witness to the history of the place, the old bulwark of the village once crossing the property. This floor features an office space, three bedrooms, a dressing room, a bathroom with bath and toilet and a second shower room with toilet. On the second and last floor, the charm operates with an additional living room furnished under a beautiful wooden frame. A relaxation area extends this room and leads, through large glass openings, to a superb terrace of about 40 m² facing south. Partially covered to enjoy a shaded area in the sunny days, this terrace offers a pleasant view of the rooftops and the village church. The property also includes an independent plot of land of 152 m², located about 500 meters from the house and with a well. The majority of carpenters benefit from double glazing. The house is sold unfurnished. A house of character with generous volumes, ideal in the main home as well as in a holiday home in the heart of the Minervois. For further information or to arrange a visit, please contact Josh at 06 43 95 39 07.

Floor areas & rooms

Type of property	Village house
Living area	160 m²
Land	152 m²
Rooms	6
Bedrooms	4
Bathrooms	1
Shower rooms	1
WC	2
Number of floors in the building	3

For information only. Please confirm availability and details with the agency.

Comfort & features

Elevator	No
Centralised aspiration	No
Barbecue	No
Home automation	No
Kitchen	Open-plan
Kitchen equipment	Equipped
Type of heating	Individual
Heating system	Radiator
Heating energy	Electric
Disabled accommodation	No
Swimming pool	No

Price & terms

215 000 €

The agency fees will be paid in full by the seller.

Property tax	400 €

Energy & assessments

Energy consumption (DPE)



Class D 210 kWh/m²/year

Greenhouse gas emissions (GES)



Class B 8 kg CO2/m²/year

Diagnosis performed after 1 July 2021

For information only. Please confirm availability and details with the agency.