



## Partly Renovated Winery With Courtyard



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 80,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Olonzac
Postcode:	11200
Geplaatst:	01-07-2024

### Omschrijving:

In a central part of the village this converted winery, with its own little tower, offers 430 m2 living space comprising 3 bedrooms, large salon, large kitchen, dining room, office library and multiple utility and work spaces from the cleverly converted original wine vats, a courtyard and small terrace. This light-filled property has been renovated to make use of the space, but has retained its original character.

A number of the original elements from the winery have been incorporated into the renovation, including the use of the beautiful original wine press as support for the hand-commissioned staircase.

A charming octagonal tower and a small terrace overlook a central courtyard.

The house requires refurbishment, but makes excellent use of both space and light.

The wine vats have been opened up to make functional spaces, maximising space and use of the house.

The property could be used in two parts as there is both front and rear access and the heating system has been divided, therefore offering potential to create a gite or apartment for rental.

- Location: Pretty winegrowers village in the Minervois, with bar/restaurant, bakery, : at 10 minutes from



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Olonzac, 25 minutes from Carcassonne, 45 minutes from Narbonne, and less than an hour from beaches and Beziers (airport).

- Ground floor: Garage of 22.75 m<sup>2</sup> (double doors, stained glass feature to corridor, double access to corridor), corridor of 15 m<sup>2</sup> (glass brick window), bathroom of 5.4 m<sup>2</sup> (shower, basin, WC), library of 14.85 m<sup>2</sup> (sink, shelving, original stable features, beams, access to mezzanine with ladder access), salon of 19.25 m<sup>2</sup> (beams, double glazed), kitchen of 54.05 m<sup>2</sup> (wood burning stove, sink, work units), utility of 7.5 m<sup>2</sup> (original wine vat), 3 utility rooms of 7.5 m<sup>2</sup> each (original wine vats), WC of 7.5 m<sup>2</sup> (original wine vat), boiler room of 10.5 m<sup>2</sup> (original wine vat, De Dietrich boiler with 2 independent systems to heat either side of house), feature stairs (solid pine handmade stairs incorporating original wine press), courtyard of 22.45 m<sup>2</sup> (L shaped - tiled, planted with low maintenance bamboo).

- 1st floor: Lounge of 92.4 m<sup>2</sup> (open fireplace, tiled, Juliette balcony), mezzanine of 17.5 m<sup>2</sup> (exposed and sealed stone walls), mezzanine (semi triangular area 2 x 4.5 x 4.5m), veranda of 13.75 m<sup>2</sup>, corridor of 6 m<sup>2</sup> (exposed beams, heat vent from wood stove), bedroom of 15 m<sup>2</sup> (L shaped), bedroom of 16.5 m<sup>2</sup> (heat vent from wood stove, balcony) with dressing of 6 m<sup>2</sup> and ensuite of 6 m<sup>2</sup> (WC, basin, bidet), bathroom of 4.25 m<sup>2</sup> (WC, basin, bath).

- 2nd floor: Bedroom (6.5 x 7 x 5 m, L shaped) with balcony of 6 m<sup>2</sup>, tower (octangular, 360 °C views, exposed beams, roof light).

- Exterior: Courtyard of 22.45 m<sup>2</sup>.

- Sundry: Main sewage and water, annual property tax around 3337 Euro, fuel central heating, wood burning stoves, good structural state, original features, partly double glazed, estimated amount of annual energy consumption for standard use: between 3371 Euro and 4561 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Large winery to refresh with original features in pretty winegrowers village.

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.

#### Other Features

Property Size: 430 m<sup>2</sup>

Property Lot Size: 245 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required



## Rental Potential

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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Conditie: Good



## **Algemeen**

Slaapkamers: 3  
Badkamers: 3  
Lot Afmeting: 245 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.870.224

