

[Click to view MFH-MSA71439](#)

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

Immerse yourself in a charming and authentic setting in the heart of a typical Minervois village, where time seems to have stood still. Just 20 minutes from Narbonne and Béziers, and 40 minutes from the majestic Carcassonne, this old stone winemaker's house exudes history and elegance. Nestled in the historic center, it invites discovery and wonder.

As soon as you enter, you will be seduced by the warmth of its carefully renovated spaces, combining the charm of the old with discreet modernity. Imagine welcoming your guests into this residence where each room tells a story: a large living room with a reception bar, a reception room bathed in light for breakfasts, and an intimate garden hidden from view, where a huge charterhouse is hidden, transformed into a gym or party room. This magical place is ideal for celebrating the most beautiful moments in life.

With its 650 m² of living space, the house offers a generous and functional space on the ground floor, while upstairs, the private apartment offers you a cocoon of comfort and refinement, including a cozy living room, a fully equipped kitchen, two bedrooms, a master suite with dressing room and bathroom. The top level reveals the five suites reserved for guests, each with a shower room and dressing room, some of which offer a view to the south and are air-conditioned for absolute comfort.

This exceptional property still has untapped potential, ready to be revealed for those who wish to develop a flourishing bed and breakfast business. In this region prized for its medieval heritage, its vineyards and the proximity of the Canal du Midi, this residence is a real gem to discover quickly. It promises you a journey through time, where each stone, each detail, whispers the secrets of the past while opening the doors to a prosperous future.

Don't let this treasure escape you, because it embodies both the art of living in the south of France and a unique opportunity in a region where history, nature and serenity blend together.

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

- 4 en-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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates