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## 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 m<sup>2</sup> 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















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**C. BAUER – Sunday Times**

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