

[Click to view MFH-LFR-LO286000E](#)

## Old Stone Barn Entirely Renovated With 178 M2 Of Living Space, Courtyard,...

**Olonzac** , **Herault** , **Occitanie**



# €286,000

inc. of agency fees

3 Beds

2 Baths

Picturesque village with all shops,  
located at 10 minutes from the Jouarres lake, 10 minutes from  
Olonzac, 30 minutes from  
Carcassonne and 50 minutes...

### At a Glance

<b>Reference</b>	MFH-LFR-LO286000E	<b>Near to</b>	Olonzac	<b>Price</b>	€286,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Picturesque village with all shops, located at 10 minutes from the Jouarres lake, 10 minutes from Olonzac, 30 minutes from Carcassonne and 50 minutes from the beach !

Old stone barn dating from the 19th century (1883) totally converted, with a living space of 178 m2 offering

a magnificent living room of 70 m<sup>2</sup> with stunning high ceilings of more than 3m (lounge, dining and opened kitchen), 3 bedrooms (one is a master), 2 bath/shower rooms, an office (or extra bedroom), a pleasant courtyard of 20 m<sup>2</sup> plus a roof terrace of 21 m<sup>2</sup> with a breathtaking panoramic view. Full of character ! In a peaceful area !

Ground = Entrance of 11.88 m<sup>2</sup> with cupboard + WC with wash hand basin of 1.76 m<sup>2</sup> + beautiful living room of 70 m<sup>2</sup> with a stunning high ceiling of more than 3m, nice cosy lounge with a wood burning stove, dining room with open kitchen (working plan, double sink, gas piano cooker, hood) leading on beautiful charming courtyard of 20 m<sup>2</sup> with a water fall fountain.

1st = Hall of 8 m<sup>2</sup> with cupboard + WC of 1.67 m<sup>2</sup> with wash hand basin unit + bathroom of 6.09 m<sup>2</sup> (bath, basin unit, towel dryer).

1/2 floor (a few steps) = Hall of 3.41 m<sup>2</sup> + master bedroom of 16 m<sup>2</sup> with bedroom and en suite shower room (shower, sink) plus cupboard with hot water tank and tumble dryer + bedroom of 13.81 m<sup>2</sup> (large cupboard and nice view on church) + spacious bedroom of 24 m<sup>2</sup> (sink) and large cupboard that could be converted into shower room.

2nd = Room of 15 m<sup>2</sup> (office or extra bedroom) + few steps leading on a magnificent roof terrace of 21 m<sup>2</sup>.

Exteriors = A beautiful private courtyard of 20 m<sup>2</sup> with a waterfall fountain + magnificent roof terrace of 21 m<sup>2</sup> (semi-covered) offering a panoramic breathtaking view (authentic mix with view on the 12th century church on one side and view on the Pyrenees on the other) with nice summer kitchen (working plan, fridge, micro wave), giving the possibility of enjoying sun and shade.

Extras = Tiled floor on ground + wooden parquet floor on 1st + double glazing + stunning ceilings of more than 3m high + electric heating + wood burning stove + on main sewage + entirely renovated (roof, electricity, plumbing:) + estimated amount of annual energy consumption for standard use: between 2268 € and 3068 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1120 €.

Price = 286.000 € (Very charming ! Great volumes !)

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](http://georisques.gouv.fr)

Property Id : 57614

Property Size: 178 m<sup>2</sup>

Property Lot Size: 135 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: LO286000E

**Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€286,000

## Key Information

Property Features:

- Courtyard

## 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