



7 Bed Estate With House & Apartment, Café & Bar For Sale In Olargues Hérault



Informazioni sull'Agente

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Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 494,185.7

Posizione

Nazione:	France
Cap:	34390
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Descrizione:	

7 Bed Estate With House & Apartment, Café & Bar For Sale In Olargues Hérault France

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Rue des Moulins
Auberge du Chat Noir
Olargues
Hérault
34390
France

Historic 7-Bedroom Estate: Riverside Auberge and Apartment in Olargues, France

Discover a truly rare opportunity to own a piece of French history in Olargues, officially recognized as one of the 'Plus Beaux Villages de France' (Most Beautiful Villages of France). Located in the heart of the Hérault department, north of Béziers, this expansive estate sits in a prime position directly adjacent to the iconic 12th-century 'Pont du Diable' (Devil's Bridge). Known as the Auberge du Chat Noir, this



versatile property combines a thriving hospitality business with a spacious private residence, all set against the breathtaking backdrop of the Jaur River.

A Versatile Layout for Hospitality and Living

The estate is intelligently divided to maximize both income potential and private comfort, offering a total of seven bedrooms across two distinct living areas:

* **The Guest House (Chambre d'Hôte):** This section features four elegantly appointed bedrooms, each designed to capture the medieval charm of the village. The ground floor serves as the social heart of the building, featuring a professional-grade large kitchen and a sprawling lounge/dining area. This space is perfectly suited for hosting guests for breakfast or evening table d'hôte meals.

* **The Private Apartment:** Occupying a separate portion of the estate is a three-bedroom apartment, ideal for owner-occupiers or as a high-end long-term rental. It provides a sanctuary away from the business operations while remaining integrated into the stunning stone architecture of the property.

Commercial Potential: Café, Bar, and Restaurant

The property is fully equipped to operate as a full-scale hospitality venue. It includes a licensed bar and café-restaurant area, which spills out onto a magnificent riverside terrace. This outdoor space is the 'crown jewel' of the estate, offering patrons uninterrupted views of the river Jaur and the ancient bridge—a magnet for the thousands of tourists who visit Olargues annually. Whether serving morning coffee to hikers or evening wine to diners, the atmosphere is unparalleled.

Modern Infrastructure in a Medieval Setting

While the exterior boasts centuries of history, the interior has been brought into the 21st century. The property features a wired Ethernet network throughout, an essential feature for modern guests and digital nomads. Additionally, the estate includes a large garage, a rare and highly sought-after commodity in a medieval village, providing secure parking or significant storage space for equipment.

Location: The Heart of the Haut-Languedoc

Olargues is a gem of the Haut-Languedoc Regional Nature Park. The village is famous for its narrow 'calades' (cobble streets) and its towering bell tower. For active owners and guests, the property is steps away from the Passa Païs, a 76km dedicated cycle and walking path. Being north of Béziers, the estate is well-connected to the Mediterranean coast while offering the cooler, lush environment of the foothills.

This estate is more than just a home; it is a turnkey business with an established reputation in one of the most photographed locations in Southern France. The Auberge du Chat Noir is ready for its next chapter—whether as a boutique hotel, a grand family estate, or a culinary destination.

ABOUT THE AREA

Perched on a rocky outcrop in the Jaur Valley, Olargues is officially ranked among 'Les Plus Beaux



Villages de France.' This medieval gem is nearly encircled by the waters of the Jaur River, creating a natural fortification that has defined its history since the 12th century. The village is dominated by its ancient Bell Tower, the lone remnant of a medieval castle that was largely dismantled in the 17th century by order of Cardinal Richelieu. Today, its narrow, winding 'calades' (cobble streets) and stone houses draped in flowers offer a timeless atmosphere for every visitor.

One of the village's most iconic landmarks is the Pont du Diable (Devil's Bridge), a magnificent 12th-century stone arch spanning the river. According to local legend, the bridge was built with the help of the devil, though its perfect Romanesque architecture is a testament to the skill of medieval builders. Below the bridge, the riverbanks provide a popular spot for picnicking and swimming, while the village itself offers cultural highlights like the Museum of Arts and Popular Traditions, housed within the picturesque 'Escalier de la Commanderie'—a street that is entirely composed of stairs.

For nature and outdoor enthusiasts, Olargues serves as a gateway to the Haut-Languedoc Regional Nature Park. The village is a key stop along the Passa Païs, a 76-kilometer greenway converted from an old railway line that is now a paradise for cyclists and hikers. Nearby, the dramatic Caroux Massif offers more rugged adventures, including rock climbing and canyoning in the famous Héric Gorges, known for their crystal-clear natural pools and waterfalls.

The nearest major airport to Olargues is Béziers Cap d'Agde Airport (BZR), located approximately 55 kilometers (about a 1-hour drive) to the southeast. For travelers seeking a wider range of international connections, Montpellier Méditerranée Airport (MPL) is roughly 115 kilometers away (about 1.5 hours by car), while Toulouse-Blagnac Airport (TLS) is situated about 160 kilometers to the west.

MAiN FEATURES:

- * 350m2 of living space
- * 260m2 plot
- * 7 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Comune

Camere da letto:	7
Bagni:	5
Finito piedi quadrati:	350 mq
Dimensione del lotto:	260 mq



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