



A  
T  
T  
I  
K  
A

**Canton of Olonzac**  
Village of Oupia

1865 - maison de maitre  
700m<sup>2</sup> living space  
+300m<sup>2</sup> further construction  
Interior mostly renovated  
3000m<sup>2</sup> of landscaped gardens  
Great investment for B&B  
Possibility luxury hotel  
Price: Upon Request



**Canton of Olonzac**  
Village of La Caunette

Village House  
Over 3000m<sup>2</sup> of land  
Great Pool  
3 bedrooms  
Separate guest house  
Completely renovated  
Price: 340 000C



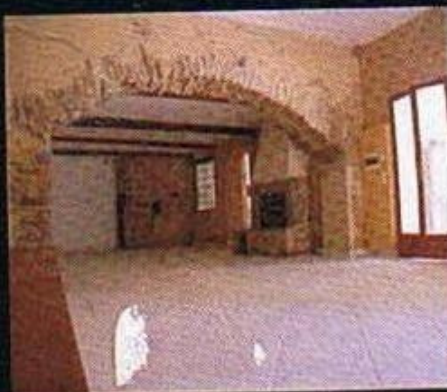
**Canton of Olonzac**  
Village of Oupia

18th Century stone winery  
Renovated to a high standard  
4 bedrooms  
Wonderful gallery  
Sunken Lounge  
Courtyard and garden  
Swimming Pool  
Price: 475 000C



**Canton of Olonzac**  
Village of Oupia

Stone village house  
Renovated by stone mason  
3 beds and 2 baths  
Private courtyards + parking  
Swimming Pool  
Original well  
Price: 265 000C



**Nr Carcassonne**  
Village of Rieux

Stone Bastide  
Wonderful countryside views  
Planning Permission for 355m<sup>2</sup>  
Architects plans in place  
2908m<sup>2</sup> Land  
Own Vineyard  
Only 15 mins to the airport  
Price: 130 000C

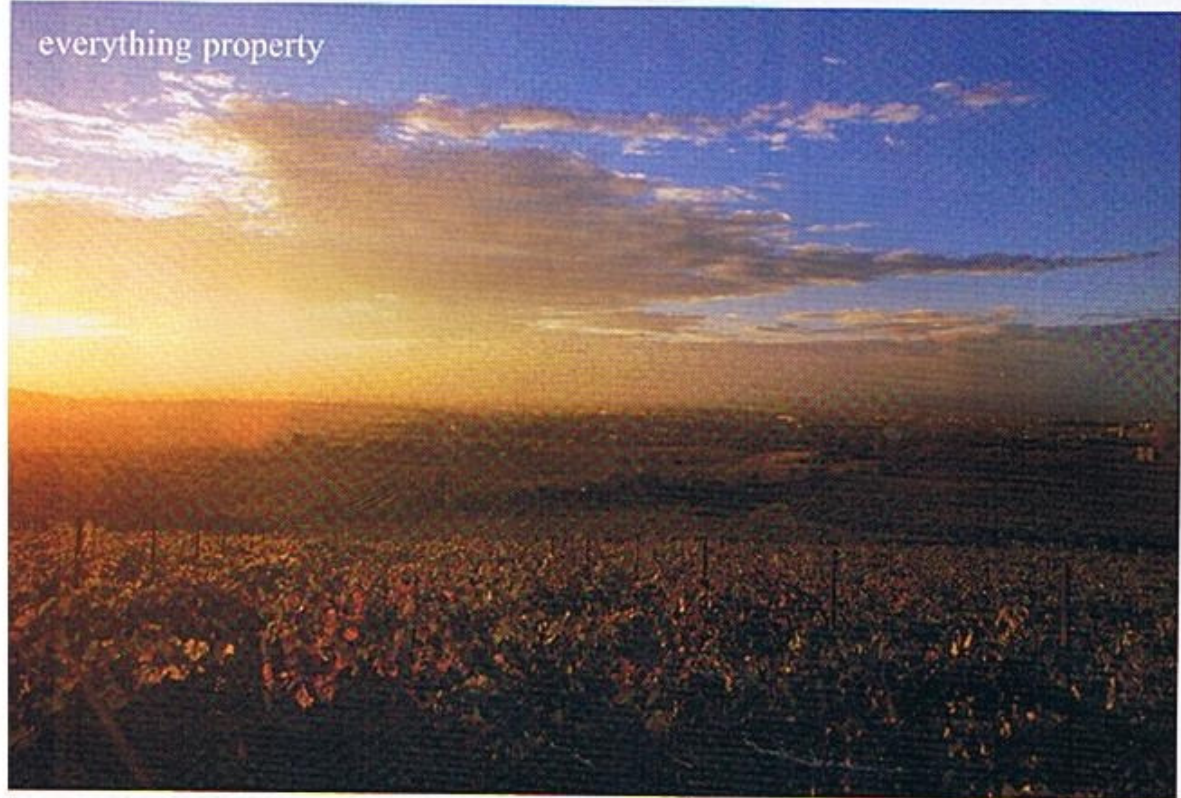


www.attikainternational.com  
info@attikainternational.com

London Office  
Tel: +44 (0) 207 245 6000  
j.audith@attikainternational.com

Paris Office  
Tel: +33 (0)4 93 44 67 01  
Fax: +33 (0)4 97 07 15 52  
c.laure@attikainternational.com





### At-a-glance

#### Getting there

Ryanair flies to Carcassonne (the closest airport), as well as Montpellier and Perpignan. British Airways flies to Montpellier and Toulouse. Air France flies to Toulouse, as does Easyjet and BML.  
[www.ryanair.com](http://www.ryanair.com)  
[www.britishairways.com](http://www.britishairways.com)  
[www.airfrance.com](http://www.airfrance.com)  
[www.easyjet.com](http://www.easyjet.com)  
[www.bmlbaby.com](http://www.bmlbaby.com)

#### Finding property

Attika International  
 Tel: 0207 245 6000  
[www.attikainternational.com](http://www.attikainternational.com)

## A home in... Oupia

Words by Attika, picture by Camille Moirenc

**The ancient villages of Languedoc are thick with intrigue and history. Founded by the Romans, these settlements became a refuge for the persecuted Cathars. Now popular fiction has unearthed the dormant spirit of Oupia. The plot thickens...**

According to legend, a dark secret can be uncovered in the mountains of the Languedoc – guarded by the Cathars and the Knights Templar. Dan Brown's recent book, *The Da Vinci Code* – with its potent mixture of history, art, murder, Knights Templar, masons and quests for the Holy Grail – sheds some light on the subject. Cloaked in such stories, the tiny village of Oupia and its neighbours lie waiting to be discovered.

The Romans first cultivated wine here in the 11th Century. Today, Languedoc is still one of France's most productive grape-growing regions. It is here that Minervois wine is produced – the most famous being the Château de Jonquières and the Château d'Oupia. Both red wines originate from the area near Oupia – one of the 13 beautiful villages situated in the canton of Olonzac (Hérault). Located at an altitude of 100 metres, the village is protected

by a hill and nestles among some of the Languedoc's most celebrated vineyards. It dates back from as early as 1146, when it was used as a Roman settlement and called Opianum.

Modern day Oupia is a small, fortified village of just 200 inhabitants. Inside the picturesque settlement, you will find cobbled streets and old stone houses that typify those of past times. Yet, all is not as it seems – the village used to house the Lords of Oupia and the external appearance of the buildings is, in some cases, a little deceptive. Within the old stone walls are hidden palaces such as Le Jardin de Serre – an impressive and fabulously elegant vine-grower's house dating back to 1865.

This area boasts a wonderful climate and a thoroughly relaxed pace of life, it is also extremely well served by airports – budget airlines fly into Carcassonne, Perpignan and Montpellier. Beyond, the nearby border

offers easy access from Spain, should you need a Plan B.

Properties in Oupia and surrounding villages are extremely sought-after and are particularly popular with British and Scandinavian buyers. However, houses rarely appear on the market and when they do, they're snapped up rapidly.

Judith Halmshaw, director of estate agency Attika International, says: "Buying an old property in one of the villages in the canton of Olonzac is always going to be a good investment. There is a finite amount of these houses and the demand from overseas buyers is very high."

Prices vary according to the condition of the building. To preserve the village's aesthetic beauty, the local council is now putting a stop to developers creating external terraces, so properties with outside space come at a premium. Secrets, it seems, can have a hefty price tag. ●