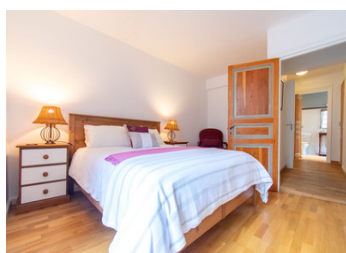
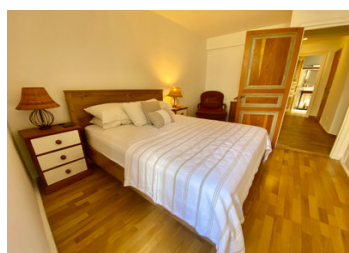


Stunning Maison de Maitre with 4 beds, 2 bathrooms, 2 terraces and a Summer kitchen, plus barn to renovate.

EXCLUSIVE



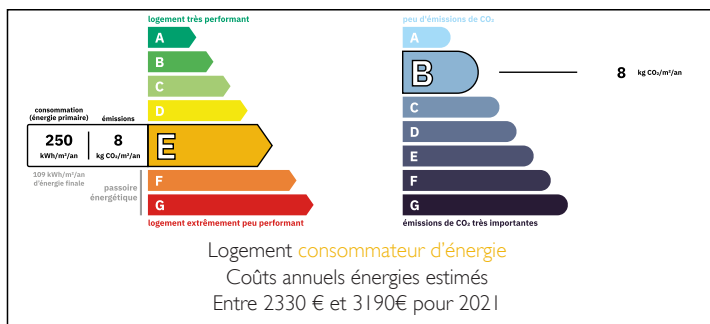
## INFORMATION

Town:	Azille
Department:	Aude
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	44 m2

## IN BRIEF

This beautifully appointed village house in the Minervois village of Azille, is tucked behind the gateway of the old village on a quiet road. It includes an annexe of 80m2 across this road, which could be converted into another dwelling or a garage/storage area.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house is on 3 floors with a good, fitted kitchen going out onto the sunny courtyard which also leads into a large lounge.

The first floor has 2 well-sized bedrooms and a third one which is used as an office. There is a spacious family bathroom with its own balcony, overlooking the courtyard.

The second floor has another bedroom, full bathroom and summer kitchen, leading onto a sunny private roof terrace through glass sliding doors.

In a village, close to all amenities and having its own bar/restaurant, pharmacy, hairdresser and small grocery store, this house is well placed to discover the whole of the beautiful Minervois!

## LOCAL TAXES

Taxe foncière: **657 EUR**

Ground Floor !

Kitchen = 12.6m<sup>2</sup>

Dining Room = 15m<sup>2</sup>

living Room = 19.5m<sup>2</sup>

Terrace = 24m<sup>2</sup>

First Floor!

Bedroom 1 = 14.6m<sup>2</sup>

Bedroom 2 = 14.5m<sup>2</sup>

Bedroom 3/Office = 10.3m<sup>2</sup>

Bathroom = 9.7m<sup>2</sup>

2nd Floor!

Bedroom 4 = 13m<sup>2</sup>

Bathroom = 9.9m<sup>2</sup>

Summer Kitchen = 15m<sup>2</sup>

Roof Terrace = 19.3m<sup>2</sup>

Roof done in 2018!

All Furniture included! Perfect for any second home buyers that are looking to move in ready.

Lively village !

## NOTES