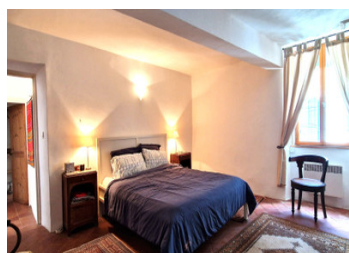


A gorgeous 3-bed, 2-bath stone Minervois village house with roof terrace and lots of traditional character!



INFORMATION

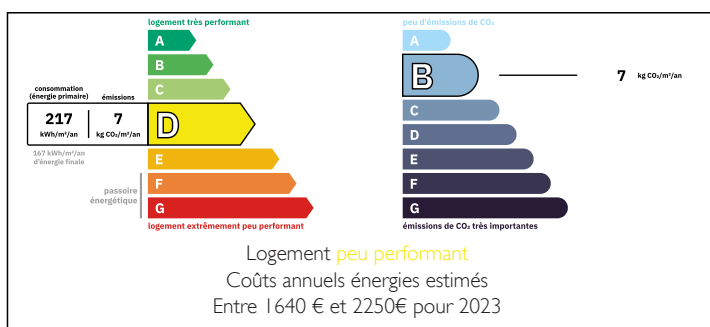
Town:	Azille
Department:	Aude
Bed:	3
Bath:	2
Floor:	117.4 m2
Plot Size:	29 m2



IN BRIEF

An elegant, spacious house in a quiet street near the centre, near one of the ancient gates to the original walled village. Very beautifully renovated, there is a living room with woodburner, a kitchen/dining room and a large storeroom on the ground floor, two bedrooms, one with a woodburner, and two shower rooms on the first floor, and a third bedroom, living room or study on the top floor, with a laundry room and 29m² terrace with church view, sink and worktop.

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

There is plenty of parking around the village square, as well as on the wide, tree-lined alley in the centre of the village, where the weekly market is held and there are shops, pharmacy, pizzeria and café/bar. One passes under the medieval archway to find this lovely house, which used to be a home and a shop.

There is a lobby with coat-hanging space inside the solid timber front door, and glazed double doors lead into the charming east-facing kitchen/dining area (24.6m²), with cream kitchen units, and the curving staircase in stone, tile and timber leading off it. A large opening in the wall leads to the 24m² living room, with its marble fireplace with woodburning insert, and two large windows facing east. A panelled timber door leads to an ample storeroom.

The staircase is lovely and light, with a rooflight over it, and on the terracotta-tiled first floor are the spacious main bedroom of 18.65m², with a lovely large shower room (6.7m²). A small landing gives access to the second bedroom and shower room, of 14m² and 6.5m² respectively. Both bedrooms are east-facing, and have stripped timber panelled doors.

On the top floor, there is the third bedroom or living room/study (it has a bed settee and is 12.5m²) with two east-facing windows and terracotta floor tiles. There is also a laundry room of 4m² which already has plumbing for a washing-machine but can quickly be transformed into a third bathroom if required; and a hot-water...

LOCAL TAXES

Taxe foncière: 956 EUR

Taxe habitation: EUR

NOTES