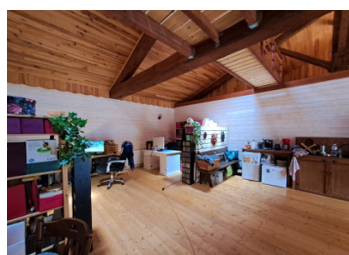
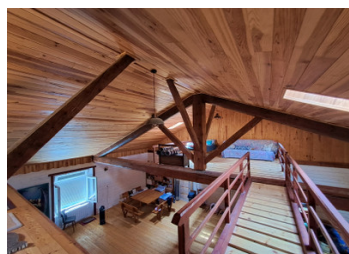


Incredibly spacious and versatile, newly renovated Minervois village house, between Narbonne and Carcassonne



## INFORMATION

Town:	Azille
Department:	Aude
Bed:	2
Bath:	2
Floor:	172 m2
Plot Size:	14 m2



## IN BRIEF

Set in an attractive village with all amenities, and a weekly market for fresh local produce, this house has been thoughtfully renovated throughout, and offers plenty of space for family life, creative activity or holiday rentals. The layout is very flexible and could be used in a number of different ways.

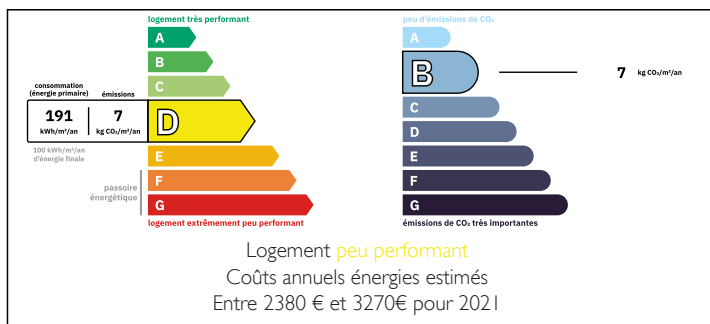
The accommodation currently comprises a fitted kitchen / dining room on the ground floor, leading to a bedroom with en-suite shower room and WC. This room has French windows into the courtyard, a very useful outside space.

A wooden staircase leads to the first floor, with 2 large, bright reception rooms, a bedroom and a second shower room and WC.

The high ceiling allows space for 2 mezzanine rooms above, showcasing the original beams.

There is a very large garage / workshop which also offers further scope for development.

## 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

A great base for enjoying life in the Minervois, this recently renovated house offers many opportunities for a future owner.

From the unassuming exterior on a shady street on the edge of the village you enter the fully fitted kitchen / dining room (27m<sup>2</sup>), with island unit and integrated appliances.

The room behind, which could make a comfortable sitting room, is currently used as a ground-floor bedroom (21m<sup>2</sup>), with en-suite shower room and WC (4m<sup>2</sup>)

French windows give access to the small courtyard (14m<sup>2</sup>), which is ideal for outside dining in the long summer months.

From the kitchen there is access to the enormous garage / workshop (75m<sup>2</sup>). Currently this has parking for one car, and the rest of the space is used for storage and a workshop.

The first floor is where the true size of this property can be appreciated, with the feeling of a loft-style apartment open to the full height of the roof.

The main living space (75m<sup>2</sup>) is open plan, but sub-divided by furnishings to include 2 distinct office spaces, and even a small "kitchenette" with sink and fridge. There is a second reception room (20m<sup>2</sup>) and the whole is topped by the impressive mezzanine level comprising 2 rooms (each 14m<sup>2</sup>, but with some reduced headroom) linked by a raised walkway.

Also on the first floor is a bedroom (19m<sup>2</sup>), and a second shower room and WC (6m<sup>2</sup>).

The property is double glazed throughout, the walls have been lined and insulated, and heating is by modern...

## LOCAL TAXES

Taxe foncière: 1450 EUR

Taxe habitation: EUR

## NOTES