

Lovely 4-bed character stone village house with garage, to renovate. Habitable, in village with amenities.



EXCLUSIVE

## INFORMATION

Town:	Azille
Department:	Aude
Bed:	4
Bath:	1
Floor:	90 m2
Plot Size:	0 m2

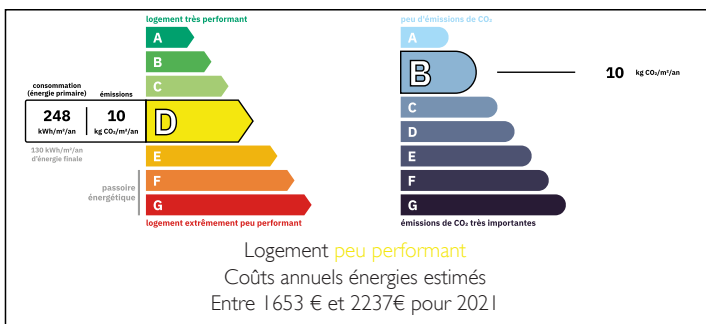
## IN BRIEF

Set looking over a charming square with plane trees, and on a quiet village street, this is a large house on three floors. It has been partly renovated, leaving plenty of scope to put one's own stamp on the property. The first two floors and two bedrooms on the top floor are habitable but basic, and there are several more rooms to completely refurbish on the top floor.

This property has an improved energy label under 2026 rules.

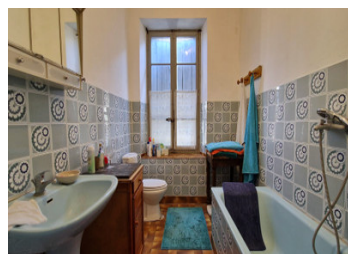


## ENERGY - DPE



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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 double front doors are beautifully carved, and lead into a large entrance hall (9,5m<sup>2</sup>), which has two more sets of traditional double doors and one even older single one, to the under-stair cupboard. To the right, the doors lead to the garage, of 27,6m<sup>2</sup>. To the left, they give access to the kitchen/dining room of 23,4m<sup>2</sup>, with terrazzo floor and two large timber windows looking east over the square; there is a fireplace piped for a wood stove, with a new chimney built in 2010, and part of a plasterwork overmantel.

The original curved terracotta-tiled and timber stair with wrought-iron balusters leads to the upper two storeys of the house.

On the first floor there are two bedrooms of 11,5 and 9,5m<sup>2</sup>, also with east-facing windows. One of these rooms has a marble fireplace and plasterwork overmantel. With views up the road, are the bathroom (5m<sup>2</sup>) and the living room, 27.6m<sup>2</sup>, which has a marble fireplace, a wood-burning insert stove and ornamental plasterwork above; there is an alcove (probably once a sleeping area) with cupboards on each side, which could be kept, or taken out to give more living space.

On the top floor there are new double-glazed timber windows in the two bedrooms which look over the square, which are of 11m<sup>2</sup> and 10.55m<sup>2</sup>. There are 3-4 other rooms up here (5m<sup>2</sup> - good for a bathroom - 10m<sup>2</sup>, 10.75m<sup>2</sup> and 4.23m<sup>2</sup>), completely untouched, two are full-height to the roof. (This floor is 62.5m<sup>2</sup> in...

## LOCAL TAXES

Taxe foncière: **900 EUR**

## NOTES