

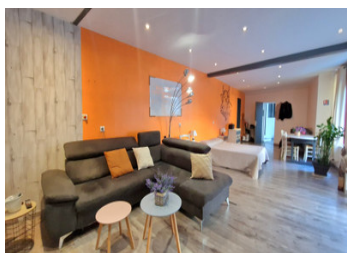
Spacious character village property with 5 bedrooms , courtyard and separate commercial space .

EXCLUSIVE



INFORMATION

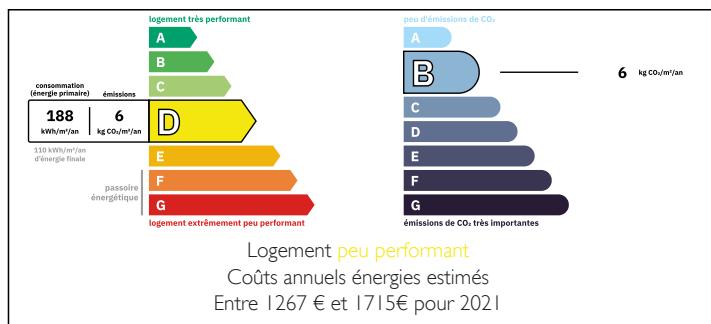
Town:	Azille
Department:	Aude
Bed:	5
Bath:	1
Floor:	298 m2
Plot Size:	100 m2



IN BRIEF

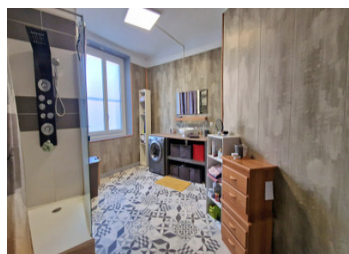
Excellent opportunity – a character-filled village house offering 298 m² of living space in the heart of charming Azille, with amenities just a short walk away. The ground floor features a spacious 51 m² open-plan living/dining area with sleek white fitted kitchen leading onto a delightful 100 m² private walled courtyard, perfect for outdoor dining and relaxation. On the first floor, a beautiful and bright 60 m² lounge provides a superb living space, along with two bedrooms and a large modern shower room with double sinks. The top floor offers three further good-sized bedrooms. In addition, a separate 43 m² room with independent access offers multiple possibilities — ideal for a studio, gallery, commercial use, or to create a self-contained apartment. A property full of potential and authentic charm in the sought-after Minervois village of Azille....

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.



LOCAL TAXES

Taxe foncière: 2917 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property Layout – Azille Village House

Total habitable space: 298 m²

Ground Floor (RDC)

Entrance hallway – 3.30 m²

Spacious lounge /dining room with sleek fitted kitchen – 51.60 m², ideal for family dining
storage / utility room – 8.10 m²

Entrance hallway – 3.30 m²

Commercial / multipurpose room – 42.95 m² with independent access – perfect for a gallery, boutique, or studio

Storage area – 18.70 m²

First Floor (1er étage)

Elegant living room – 60.25 m², bright and open with large windows

Dressing room – 12.80 m²

WC / – 7.60 m²

Contemporary shower room – 15.90 m² with double sink

Bedroom 1 – 13.90 m²

Bedroom 2 – 13.40 m²

Hallway – 10.35 m² connecting the rooms

Second Floor (2ème étage)

Landing / hallway – 10.00 m²

Bedroom 3 – 15.25 m²

Bedroom 4 – 13.75 m²

Bedroom 5 – 14.00 m²

The property benefits from

Double glazing, reversible air conditioning, original tiled floors.

Azille is a lively Minervois village with all essential amenities within walking distance. It offers a