

A beautiful traditional stone 4/5-bed village house with courtyard and terrace, and very spacious living area.



INFORMATION

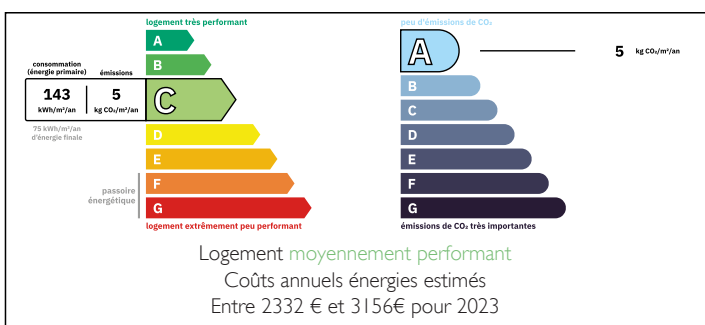
Town:	Azille
Department:	Aude
Bed:	4
Bath:	1
Floor:	176 m2
Plot Size:	48 m2



IN BRIEF

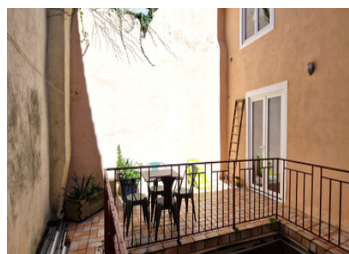
A quality renovation carried out during the last two years, retaining much of the character of this village house and allowing plenty of light and air into the spaces! The main living area has a contemporary feeling, and has windows on both south and north sides, with direct access to the 30m² courtyard. The first floor has two large bedrooms and a bathroom, and access to the 18m² terrace, and the second floor has two bedrooms and a study.

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: 1175 EUR

NOTES

DESCRIPTION

The original panelled double doors of this traditional house lead into a lobby that opens onto the superb living area of 51m², with its white built-in fully fitted kitchen. This 'pièce de vie' has reversible air conditioning, and on this floor there is also a separate WC with basin. Wide sliding doors lead to the 30m² courtyard, which has both open and covered areas and a 5.4m² storage/workshop room.

All windows in the house are in quality double-glazed PVC.

Stairs lead to the first floor and a charming library ante-room with double doors to the 18m² sun terrace. There are two bedrooms on this floor, one of 18m² overlooking the courtyard and terrace, and one of 18.9m², overlooking the village street to the south, plus a beautiful bathroom (12m²) with a bath, a walk-in Italian shower, a double washbasin and a WC. This floor is heated by modern state-of-the-art electric heaters.

On the top floor is a storeroom of 4m², two pretty bedrooms of 18m² and 12m², and a study of 12m². This floor, like the ground floor, has reversible air-conditioning, and all the bedrooms have fitted wardrobes.

The electrical installation is new, and the roof was revised 2 years ago. The air-conditioning is under guarantee, and the work on the house has a ten-year guarantee also.

Azille has a café/bar/restaurant, a restaurant/bar à vins, a dépôt de pain, a pizzeria/café, a pharmacy, a post office, a Friday market, a hairdresser's, a curry house and a doctor....