

UNDER OFFER 20 minutes from Carcassonne. Sturdy village house , two terraces, garage, workshop/separate studio



INFORMATION

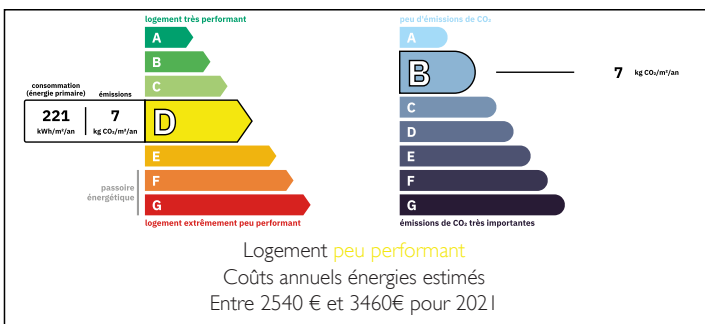
Town:	Azille
Department:	Aude
Bed:	3
Bath:	2
Floor:	150 m ²
Plot Size:	27 m ²



IN BRIEF

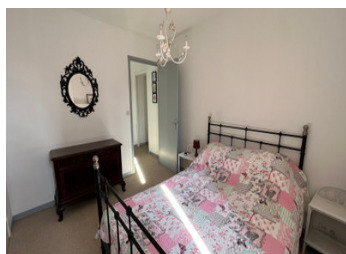
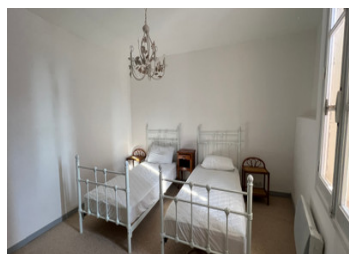
A village house with lots of charm, 3 good sized bedrooms, 2 bathrooms and a garage. Dining room and kitchen that open out to a sunny south-east facing terrace, another fully south facing roof terrace. The house has potential to create extra living space or even a fully independent studio with dual access. Situated in the popular village of Azille only 35 minutes to Carcassonne airport and Narbonne.

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

The house has an entrance situated at the end of a quiet little lane, therefore benefits from a good open exposition.

Garage of approximately 30 m².

Electric heating, electric hot water and some double glazing.

Ground floor: entrance room/salon and doors to approximately 50 m² which was the old bakery, there is ample space here to create a studio with independent dual access.

The first floor has the living room, dining room and kitchen, with original french doors that open out to the 1st floor sunny terrace. there is also on this level a bathroom, and master bedroom with stairs leading to the South facing terrace overlooking the village church.

Second floor: 2 bedrooms and another bathroom with shower and WC.

LOCAL TAXES

Taxe foncière: 1507 EUR

Taxe habitation: 902 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES