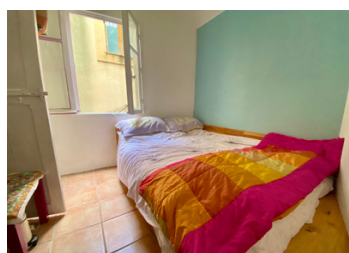


UNDER OFFER Cute little 'hobbit' house, with 3 bedrooms, 1 bathroom, 2 toilets and roof terrace

EXCLUSIVE



INFORMATION

Town:	Azille
Department:	Aude
Bed:	3
Bath:	1
Floor:	72 m2
Plot Size:	8 m2

IN BRIEF

This little village house is located at the end of a cul-de-sac, very quiet but very close to the main street of the village. The entrance is framed by a pretty rose creeper, magnificent in Spring!

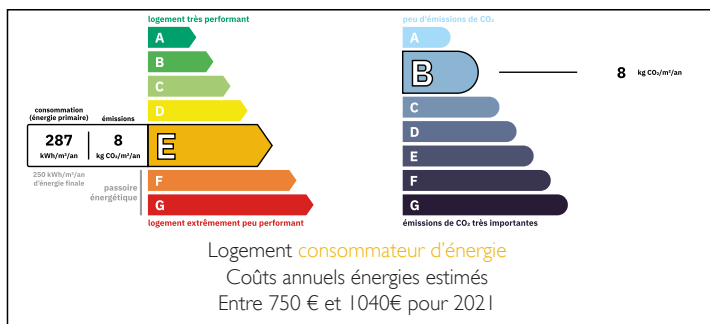
The ground floor has a pretty fully fitted kitchen (12m2) with dining table, and a shower room with toilet and basin to the back. This room is also used as a laundry room.

On the first floor is a sitting room with a very efficient wood burner and 2 bedrooms, one leading off the other.

On the second floor is a storage space at the top of the stairs.

There is also a spacious light bedroom, under the well insulated eaves, with an ensuite toilet and hand basin. From the bedroom there are glass doors going out onto a little roof...

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

About the area:

This property is located just off the centre of the village of Azille, with its bar/restaurant, hairdresser, art gallery and weekly outdoor market.

Lake Jouarres with a beach and grass picnic area and restaurant is 4kms away, beaches of Narbonne and Guissan are 45kms from Azille and the Montagnes Noires (Black Mountains) are about a 40kms drive (or cycle) . The Canal du Midi is just 5kms away. You can walk, cycle or drive around some of the most beautiful and rural landscapes in France.

- There are excellent road links enabling access to a huge number of towns, villages and local markets, such as Pezenas which is an hour's drive away. Olonzac, Narbonne, Lezignan have open air, weekly markets. Montpellier, Sete and Toulouse are within a 90minute drive. The Spanish border and Barcelona are easily accessible too.

There is an international airport at Toulouse and local airports at Montpellier, Carcassonne and Beziers.

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

LOCAL TAXES

Taxe foncière: 336 EUR

Taxe habitation: EUR

NOTES