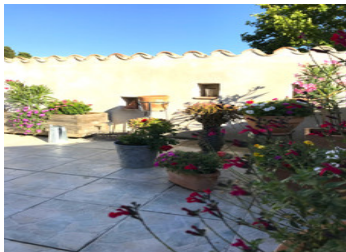


**UNDER OFFER Absolute Gem of a house with huge garage. Expansive roof terrace, summer kitchen. 3 beds, 2 baths**

**EXCLUSIVE**



## INFORMATION

Town:	Azille
Department:	Aude
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	40 m2

## IN BRIEF

This charming 3-bedroom, 2-bathroom residence is nestled in a lovely Minervois village. It combines modern conveniences with a warm, inviting atmosphere.

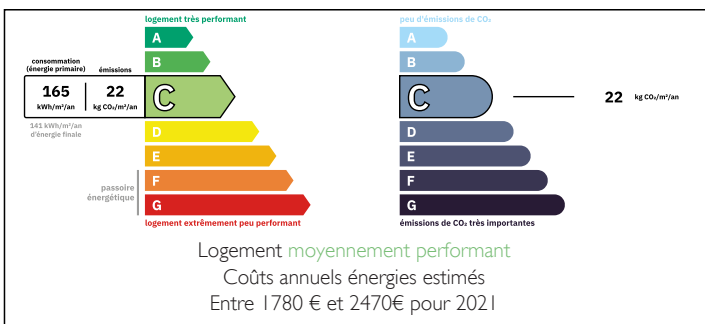
A huge bonus is a parking space directly outside the front door.

Step inside, through the entrance hall, to discover an expansive, open-concept living space filled with natural light and tasteful finishes and slate-tiled throughout.

The fully-equipped kitchen features top quality appliances and ample cupboard storage space—ideal for both everyday meals and entertaining guests. A cozy living area with woodburner, flows seamlessly into a dining space, creating the perfect setting for entertaining.

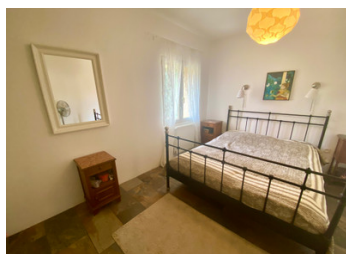
The master suite and bathroom are conveniently located on the ground floor.

## 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 everything you desire and has been extremely well-maintained by the owners. Many of the storage cupboard doors are carefully chosen, old original doors that have been lovingly restored by the owner

Heating is supplied to all rooms by a central heating system and the gas is supplied by village gas. The boiler, replaced recently, is a reliable DeDietrich wall-hung condensing boiler and the unit is mounted in the garage. There is a highly efficient Scandinavian wood burner (convector burner) supplying additional heat and a cosy atmosphere. The chimney has been beautifully restored by local craftsmen, applying techniques and advice from professionals from La Cité of Carcassonne, (there is plenty of space in the garage for storing wood!)

The newly-fitted kitchen has a gas hob (village gas) and electric oven.

There is a well-appointed principal bedroom and shower room with basin and toilet, on this ground floor.

The first floor is accessed by a wooden staircase. On the landing is a pull-down ladder to access the large attic space, which is used for storage.

Here are another two large bedrooms with a fully tiled shower room with basin and toilet.

The landing leads to a fully insulated 20m<sup>2</sup> summer kitchen, fitted with everything you need so that you seldom have to go downstairs to fetch forgotten items! Equipped with fridge, dishwasher, sink and bottle-gas hob. Glass-sliding doors lead out onto a beautiful tiled roof terrace with shaded seating area, attractive wall lighting in stone pockets,...

## LOCAL TAXES

**Taxe foncière: 1346 EUR**

**Taxe habitation: EUR**

## NOTES