

Renovated 18th century 3-bedroom stone home with roof terrace & garage – Azille, South of France

EXCLUSIVE



INFORMATION

Town:	Azille
Department:	Aude
Bed:	3
Bath:	3
Floor:	150 m ²
Plot Size:	90 m ²

IN BRIEF

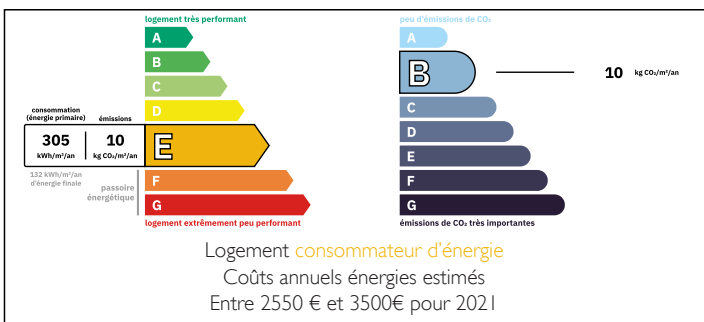
Compromis de vente signed
In the heart of Azille in the Minervois, this beautifully renovated 1762 stone home combines historic charm with modern comfort.

Highlights:

- 3 spacious en-suite bedrooms (2 with sunny balcony views over the village square)
- Open-plan living/dining/kitchen with statement stone fireplace, ducted heating, walk-in pantry, cellar & guest WC
- Expansive first-floor roof terrace with oak beams, tiled roof & space for alfresco dining
- Internal access to large double garage with workshops

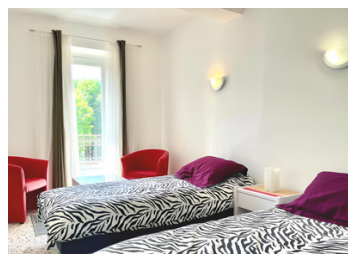
Perfect for creatives, hobbyists, or anyone seeking authentic South of France village life with stylish indoor-outdoor living.

ENERGY - DPE



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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

In the vibrant Minervois village of Azille, with shops, cafés, and a weekly market just steps away, this exceptional stone home offers the perfect base to enjoy southern France. The UNESCO-listed city of Carcassonne is only 30 minutes away, and the Mediterranean beaches or Pyrenees are within an hour.

Ground Floor – A welcoming entrance hall leads to a generous open-plan living/dining/kitchen anchored by a striking stone fireplace and ducted heating. A large walk-in pantry, cellar, and guest WC add practicality, while an elegant Art Deco staircase conceals a smart utility area (fridge/freezer, washer, dryer, water softener).

First Floor – Three spacious double bedrooms, each with a private ensuite. Two enjoy balcony access with sun-filled views over the village square.

Second Floor – A full-height attic, already plumbed, awaits transformation into a master suite, studio, or entertainment space.

Outdoor Living – The showpiece roof terrace, framed by oak beams and traditional tiles, is perfect for summer dining and relaxation, with sliding doors, planters, and discreet bird-proofing.

Garages & Workshop – Internal access to a vast double garage with one manual and one electric roller door, plus direct rear-lane entry. Space for up to five vehicles or a boat, alongside a bright, high-ceilinged workshop.

Garden Potential – A private light well offers an ideal spot for a fernery or vertical garden.

More than a home, this is a lifestyle — a property with space, style, and endless possibilities, whether as a family residence, creative retreat, or lock-up-and-leave haven in the South of...

LOCAL TAXES

Taxe foncière: **623 EUR**

Taxe habitation: **EUR**

NOTES