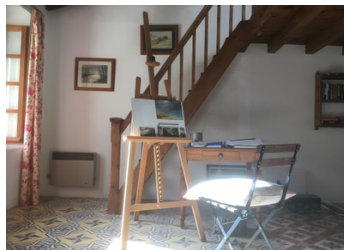


Charming 2-bed, 2-bath Minervois village house with character traditional features, and two sun terraces.

EXCLUSIVE



INFORMATION

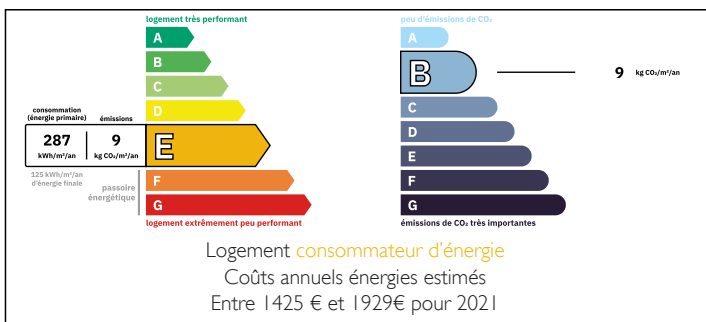
Town:	Azillanet
Department:	Hérault
Bed:	2
Bath:	2
Floor:	82 m2
Plot Size:	11 m2

IN BRIEF

A little gem of traditional Languedoc character, with beams, character floor tiles, niches, an open fireplace; and the comfort of quality timber double-glazed windows giving out onto the double terrace on two levels, facing south.

This house has been renovated and lived in with love and attention!

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

From the car park on the church square, a pedestrian village street leads to the house, which faces a small courtyard area, allowing natural light to enter the main rooms. From here the entrance hall leads to the ground floor bedroom (13m²), with its shower room with WC, a small utility area and a large cupboard.

The staircase leads up to the first floor living/dining room of 20.35m², facing south, with its open fireplace, patterned floor tiles and exposed beams, and to the kitchen, with its solid wood turquoise-painted fittings, and a glazed door to the terraces, the first one sheltered by a pergola with a grape vine in summer.

A second staircase leads past sculptural niches to the second floor bedroom of 15.5m², dressing room and mezzanine, with a bathroom, all facing south, and complete with decorated floor tiles and timber ceiling beams.

The heaters are electric. There is also a useful storage room accessed from the exterior at ground floor level, of 4m². The terraces total 11m². The tax foncière is 255€ per year.

The village is 5 km from Olonzac, with its weekly market and all amenities, and itself boasts the best organic bakery in the area, using local traditionally milled flour, as well as an excellent cooperative wine caveau. It's 7 km from Minerve, 12 km from a watersport lake, 33 km from Narbonne, 42 km from Carcassonne, 48 km from Béziers, 53 km from the sea, and 123 km from Spain (less than...

LOCAL TAXES

Taxe foncière: 257 EUR

Taxe habitation: EUR

NOTES