

Light cool apartment in a quiet complex of 5 units. 3 bedrooms, 2 bathrooms, roof terrace,. C

## EXCLUSIVE



## INFORMATION

Town:	Azille
Department:	Aude
Bed:	3
Bath:	2
Floor:	104 m2
Outside Space:	390 m2

## IN BRIEF

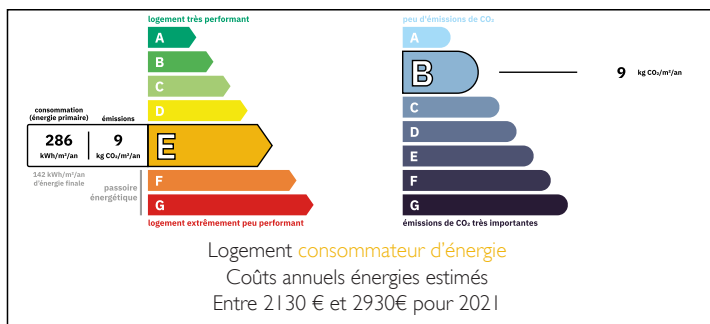
Duplex apartment on 2 levels in a stunning and very private, fully walled complex of 5 properties. Communal gardens and large swimming pool.

The communal entrance hall leads to private front door, going into a large open-plan living area, kitchen/dining/sitting room with woodburner. This area is framed by large glass windows and doors, with a balcony, overlooking the garden and pool.

The first floor has 3 bedrooms, one having its own shower room with basin and toilet. There is a second bedroom and a third bedroom/bureau with glass sliding doors dressed with blinds, going out on to the 15m2 sunny roof terrace with automatic plant irrigation system. A family bathroom with bath/overhead shower, basin and toilet completes this floor.

This apartment is sold partially furnished

## 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.



## LOCAL TAXES

**Taxe foncière:** 1400 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Entering into the open-plan space, you are charmed by the high ceilings and feeling of light and space. There is a pretty guest toilet and basin with built-in cupboards, to the left, as you enter the apartment. The fully equipped kitchen and dining area lead up 3 stairs to the slightly higher sitting room with wood-burner and TV area.

A delightful wooden, spiral staircase elevates you to the first floor, where the landing has a mezzanine office and couch space, overlooking the downstairs living space. This first floor has 3 bedrooms and 2 bathrooms and private sunny roof terrace that looks over the rooves of Azille, towards the church spire and clock tower.

### ABOUT THE AREA:

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.

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Information about...