

Stunning Maison de Maitre with 4 beds, 2 bathrooms, 2 terraces and a Summer kitchen, plus barn to renovate.

EXCLUSIVE

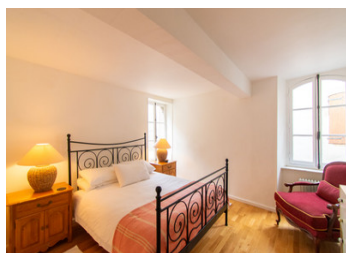


INFORMATION

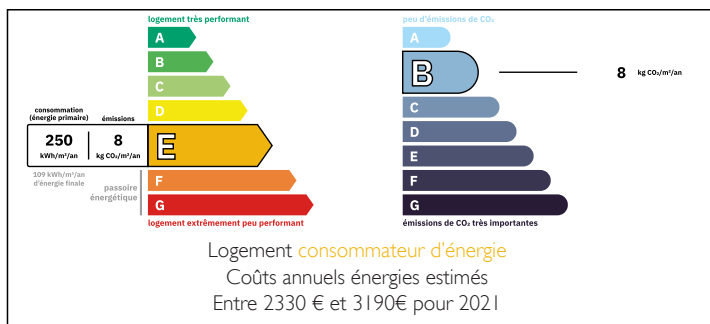
Town:	Azille
Department:	Aude
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	44 m2

IN BRIEF

This beautifully appointed village house in the Minervois village of Azille, is tucked behind the gateway of the old village on a quiet road. It includes an annexe of 80m2 across this road, which could be converted into another dwelling or a garage/storage area.

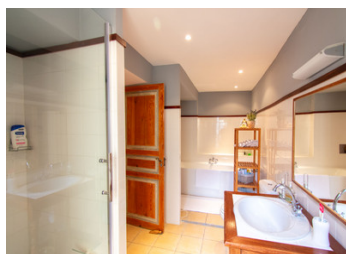
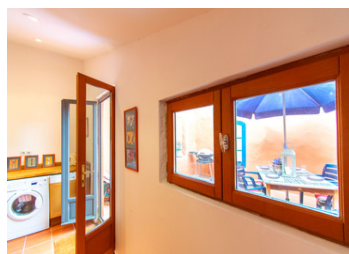


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 657 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is on 3 floors with a good, fitted kitchen going out onto the sunny courtyard which also leads into a large lounge.

The first floor has 2 well-sized bedrooms and a third one which is used as an office. There is a spacious family bathroom with its own balcony, overlooking the courtyard.

The second floor has another bedroom, full bathroom and summer kitchen, leading onto a sunny private roof terrace through glass sliding doors.

In a village, close to all amenities and having its own bar/restaurant, pharmacy, hairdresser and small grocery store, this house is well placed to discover the whole of the beautiful Minervois!

Ground Floor !

Kitchen = 12.6m²

Dining Room = 15m²

living Room = 19.5m²

Terrace = 24m²

First Floor!

Bedroom 1 = 14.6m²

Bedroom 2 = 14.5m²

Bedroom 3/Office = 10.3m²

Bathroom = 9.7m²

2nd Floor!

Bedroom 4 = 13m²

Bathroom = 9.9m²

Summer Kitchen = 15m²

Roof Terrace = 19.3m²

Roof done in 2018!

All Furniture included! Perfect for any second home buyers that are looking to move in ready.

Lively village !