

UNDER OFFER Charming village house in Azille's vineyard paradise, immaculate with magnificent views



EXCLUSIVE

## INFORMATION

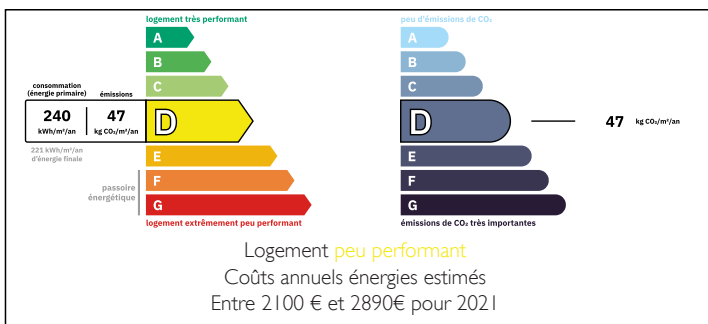
Town:	Azille
Department:	Aude
Bed:	3
Bath:	2
Floor:	136 m2
Plot Size:	63 m2

## IN BRIEF

This house is a little gem! And not so little either! The 3 bedrooms, one on the first floor and two on the second, are large and bright and breezy. The kitchen has been recently refitted and has a large pantry/laundry room off to the side for storing all your essential kitchen appliances, out-of-sight . Off the open-plan kitchen is a snug which has doors leading to the sunny south-facing terrace. Perfect for sundowners, watching the golden sun set over the southern Pyrenées mountains in the distance, framed by the extensive green vineyards of the Minervois region. On the ground floor, off the entrance hall, is a large garage with storage at the far side and double wooden door opening out onto the street. On the otherside of the hallway is an office/coat/boot room. The door to the ...



## 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

First floor:

One large bedroom with windows facing street-side. Across the landing is a large bathroom with shower-over-bath and glass screen , basin and toilet. A door, from the landing, leads into a bright living space with open fireplace , dining area and lounge with windows facing the street.

Doors from the dining area go onto the sunny terrace and also into the snug which lies next to the newly fitted kitchen.

Second floor:

Two large bedrooms, one with magical views over the Aude Valley towards the Pyrenées and the other with double aspect windows facing the street. This bedroom is the principle bedroom and has a large dressing area with newly fitted built-in cupboard units. The shower room off the landing has been recently refitted and has spectacular views over the Aude Valley too.

Azille is a lively village and has a very good reputation for having extremely friendly and helpful neighbours.

There is a nursery school, bar/restaurant, hairdresser, pizzeria and bakery.

Carcassonne airport is 36km away with flights to the UK, Scotland, Dublin, Sardinia, Porto & Belgium.

The beaches of Narbonne and Guissan are about 55kms away.

The closest large village with train station is Lezignan-Corbières , 16kms away.

There is a supermarket and service station, 6kms away, in the village of Homps.

More information upon Request

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES