

Magnificent 18th century maison de maître with garden in a lively Minervois village. Partially renovated.

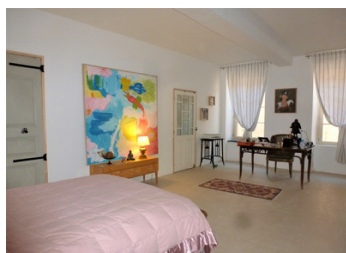
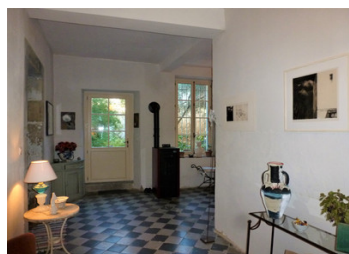


INFORMATION

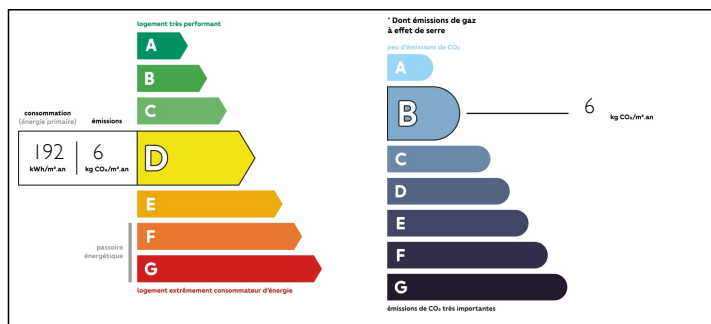
Town:	Azille
Department:	Aude
Bed:	6
Bath:	1
Floor:	300 m2
Plot Size:	150 m2

IN BRIEF

A beautiful house built in 1789, renovated with the best of taste, keeping all its atmosphere and gentle grandeur. Formerly a convent school and then a maison de maître and writer's house, then closed for 20 years, it has now been brought back to life with a sensitive quality renovation - but there is still plenty to do!



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: 1420 EUR

NOTES

DESCRIPTION

In a small, quiet street near the church, the front of the house faces south, and the rear faces the garden of approximately 150m². One enters by the carved double doors, into a large L-shaped entrance hall (30m²) with a glazed door, the original grey and white tiles and windows onto the garden. From here, a smart pellet-burning stove heats the house.

To the left is a large reception room of 30m² with two large windows facing south, a real old parquet floor, and a wonderful marble fireplace. Two pairs of double doors lead to another room at the end of the house, which is not yet renovated. This has a window and used to have a separate entrance (now blocked).

To the right is a charming dining room of 18m² with two large south-facing windows and traditional decorated floor tiles. This leads to the unfitted kitchen (30m²) with its timber beams, traditional cooking range, marble sink and door to a large storeroom (17m²).

The garden is a haven of peace, with an olive tree, a fig tree, albizzia, oleander, bamboo, irises, roses and violets, giving ambiance to the lovely outside sitting and eating area. The rear of the house has been re-rendered, the roof has been replaced and about half the windows in the house have been replaced with double-glazed ones.

Inside, the stone and tiled staircase leads up from the hallway to a half-landing which gives access to the master suite, with a bedroom of 28.5m²,...