

Lovely 4-bed character stone village house with garage, to renovate. Habitable, in village with amenities.



## INFORMATION

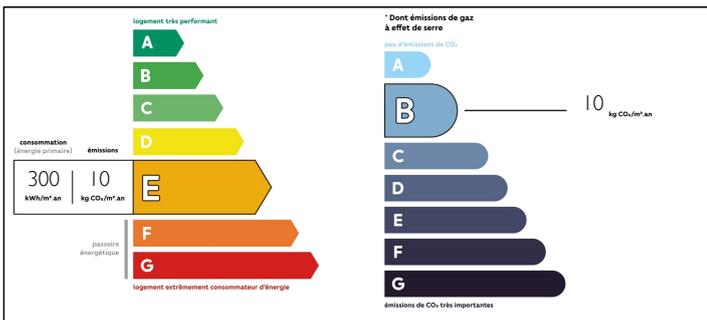
Town:	Azille
Department:	Aude
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	0 m2



## IN BRIEF

Set looking over a charming square with plane trees, and on a quiet village street, this is a large house on three floors. It has been partly renovated, leaving plenty of scope to put one's own stamp on the property. The first two floors and two bedrooms on the top floor are habitable but basic, and there are several more rooms to completely refurbish on that level.

## 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.



## DESCRIPTION

The double front doors are beautifully carved, and lead into a large entrance hall (9,5m<sup>2</sup>), which has two more sets of traditional double doors and one even older single one, to the understair cupboard. To the right is the garage, of 27,6m<sup>2</sup>. To the left is the kitchen/dining room of 23,4m<sup>2</sup>, with terrazzo floor and two large new double-glazed timber windows looking east over the square; there is a fireplace piped for a wood stove, with a new chimney built in 2010, and part of a plasterwork overmantel.

The original curved terracotta and timber stair with wrought-iron balusters leads up to the top of the house.

On the first floor there are two bedrooms of 11,5 and 9,5m<sup>2</sup>, also with east windows, one with a marble fireplace and plasterwork overmantel. With view up the road are the bathroom (5m<sup>2</sup>) and the living room, 27,6m<sup>2</sup>, with marble fireplace, woodburning insert stove and ornamental plasterwork above; there is an alcove and cupboards on each side, which could be kept, or taken out to give more space.

On the top floor there are new double-glazed timber windows in the two bedrooms which look over the square, which are of 11m<sup>2</sup> and 10,55m<sup>2</sup>. There are 3-4 other rooms up here (5m<sup>2</sup> - good for a bathroom - 10m<sup>2</sup>, 10,75m<sup>2</sup> and 4,23m<sup>2</sup>), completely untouched, two are full-height to the roof. (This floor is 66m<sup>2</sup> in total; walls can be knocked down if need be.) The roof is in good condition, having been...

## LOCAL TAXES

**Taxe foncière: 831 EUR**

**Taxe habitation: 600 EUR**

## NOTES