

Superb 7 bedroomed house with three independent apartments, courtyard with swimming pool and separate garage

EXCLUSIVE



INFORMATION

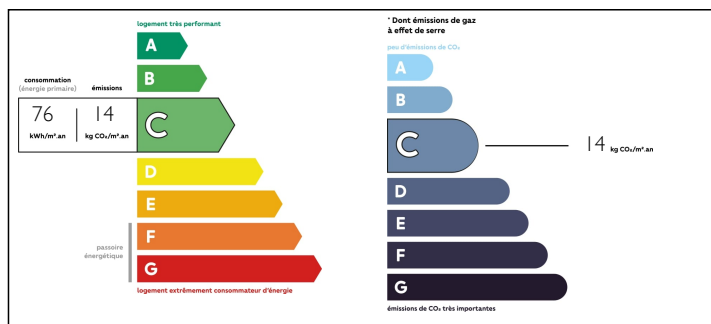
Town:	Azille
Department:	Aude
Bed:	11
Bath:	5
Floor:	469 m2
Plot Size:	556 m2

IN BRIEF

Wonderful substantial 7 bedroomed character house of 210m2 plus three independent apartments (259 m2 total) all tastefully renovated to a high standard perfect for gîtes or B&B, sold fully furnished. Plus a large courtyard with plunge pool and separate garage (92m2). The main house maintains many original features, beautiful encaustic tiled floors, marble fireplaces, beams and a beautiful stone staircase with iron railing. It offers a spacious lounge/dining area with wood burner, modern fitted kitchen with granite worktops and marble island unit, utility room and luxury bathroom with free-standing bath and walk-in shower. The three spacious apartments are overlooking a charming courtyard with pool, and have private terraces, one of which has panoramic views. They all have reverse air con, tiled flooring, double glazing, and fully fitted kitchens. They are sold fully furnished and offer the new owner a great business income opportunity or equally would be ideal for a...

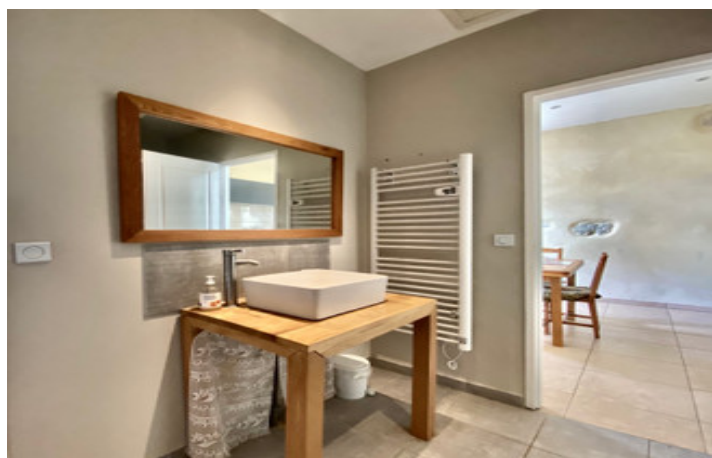


ENERGY - DPE



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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: 2700 EUR

NOTES

DESCRIPTION

MAIN HOUSE

Ground Floor: open lounge diner, kitchen, utility room

1st floor: four double bedrooms, shower room, access to outside terrace

2nd floor: three further bedrooms

Double glazing, mains gas heating, wood-burner

APARTMENTS

Apartment 1 - (47m2) converted from a stable has the original stone animal troughs and feeder and exposed stone walls. The layout is a large, open-plan lounge/ diner area with fitted kitchen with electric oven, separate bathroom room and private south facing terrace.

Apartment 2 - 1st floor apartment (43m2), open plan lounge/diner fitted kitchen with electric oven and dishwasher, separate double bedroom and shower room. Private south-facing terrace.

Apartment 3 - The larger apartment (100m2) has a separate roadside entrance, with stairs leading up to large open plan lounge dining room with exposed stone wall, fully fitted kitchen with electric oven and a dishwasher, two big bedrooms, separate bathroom room and stairs up to a private roof terrace offering panoramic views.

There is a large games room with snooker and table tennis table for all the apartments.

The delightful large courtyard (160m2) with its ornate wisteria, has numerous different cosy seating areas, plus a heated plunge pool with jacuzzi and swimming jets.

You also have a large garage of 92m2 with three-phase electricity and electric door.

AZILLE

Steeped in the history of the Cathars, is a very friendly village with many amenities such as a tapas