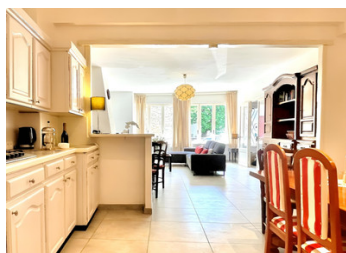


Renovated 18th century 3-bedroom stone home with roof terrace & garage – Azille, South of France

EXCLUSIVE



INFORMATION

Town:	Azille
Department:	Aude
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	90 m2

IN BRIEF

Compromis de vente signed

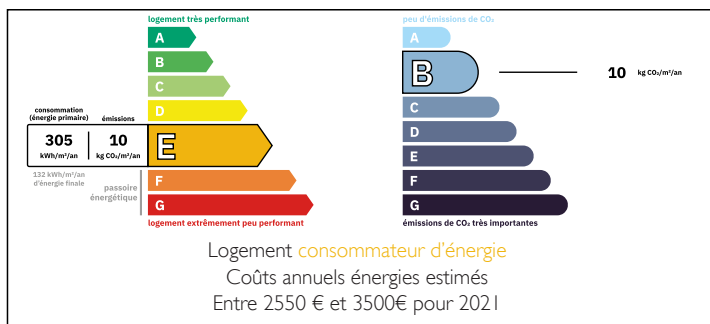
In the heart of Azille in the Minervois, this beautifully renovated 1762 stone home combines historic charm with modern comfort.

Highlights:

- 3 spacious en-suite bedrooms (2 with sunny balcony views over the village square)
- Open-plan living/dining/kitchen with statement stone fireplace, ducted heating, walk-in pantry, cellar & guest WC
- Expansive first-floor roof terrace with oak beams, tiled roof & space for alfresco dining
- Internal access to large double garage with workshops

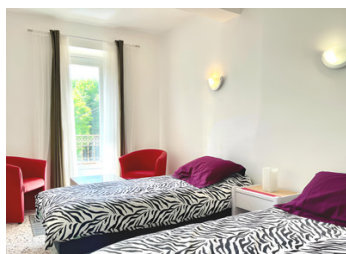
Perfect for creatives, hobbyists, or anyone seeking authentic South of France village life with stylish indoor-outdoor living.

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.



LOCAL TAXES

Taxe foncière: 623 EUR

NOTES

DESCRIPTION

In the vibrant Minervois village of Azille, with shops, cafés, and a weekly market just steps away, this exceptional stone home offers the perfect base to enjoy southern France. The UNESCO-listed city of Carcassonne is only 30 minutes away, and the Mediterranean beaches or Pyrenees are within an hour.

Ground Floor – A welcoming entrance hall leads to a generous open-plan living/dining/kitchen anchored by a striking stone fireplace and ducted heating. A large walk-in pantry, cellar, and guest WC add practicality, while an elegant Art Deco staircase conceals a smart utility area (fridge/freezer, washer, dryer, water softener).

First Floor – Three spacious double bedrooms, each with a private ensuite. Two enjoy balcony access with sun-filled views over the village square.

Second Floor – A full-height attic, already plumbed, awaits transformation into a master suite, studio, or entertainment space.

Outdoor Living – The showpiece roof terrace, framed by oak beams and traditional tiles, is perfect for summer dining and relaxation, with sliding doors, planters, and discreet bird-proofing.

Garages & Workshop – Internal access to a vast double garage with one manual and one electric roller door, plus direct rear-lane entry. Space for up to five vehicles or a boat, alongside a bright, high-ceilinged workshop.

Garden Potential – A private light well offers an ideal spot for a fernery or vertical garden.

More than a home, this is a lifestyle — a property with space, style, and endless possibilities, whether as a family residence, creative retreat, or lock-up-and-leave haven in the South of...