

UNDER OFFER - Quality renovation, 2-bed stone house, sun terrace with fabulous views, in excellent condition.

EXCLUSIVE



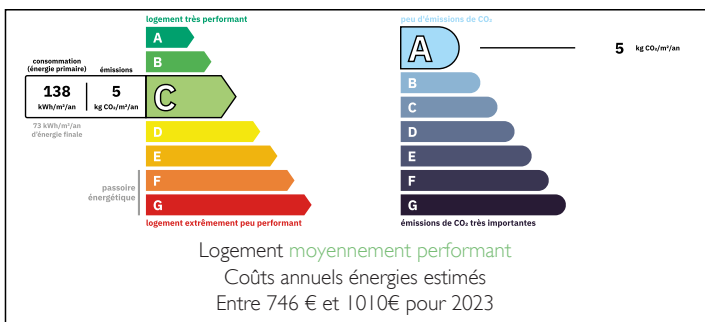
INFORMATION

Town:	Azillanet
Department:	Hérault
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	12 m2

IN BRIEF

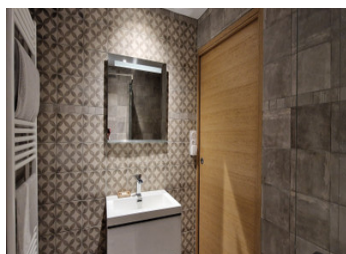
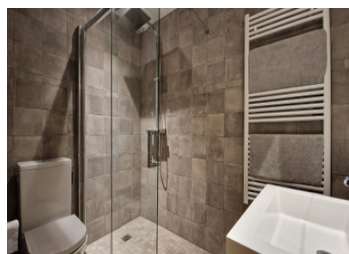
This is a super little house, built in 1874, and very good value, with a kitchen/dining room and utility room on the ground floor; a living room (or bedroom) and a spacious shower room on the first floor; a bedroom and a study (or smaller bedroom) on the second floor, and on the top floor, a sun terrace with great views over the surrounding landscape, including the Corbières, the foothills of la Montagne Noire, and the Pyrenees, not forgetting the mellow terracotta roofs of the village.

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

The partly-glazed front door opens into the charming kitchen/dining room of 15 m², with terracotta tiled floor and timber-finished units, including built-in dishwasher, fridge-freezer, built-in microwave and oven, electric hob, and Franke sink. In the 2.6 m² utility room is a delightful arch holding its original stone sink, plus the washing machine and cleaning materials. There is also a cupboard under the stairs.

These are very pretty, with patterned tiles on the risers, and each set of stairs curves its way up to the next floor. On the first floor is the splendid shower room, grey-tiled, with its Italian-style walk-in shower, WC, basin and heated towel rail; also, the air-conditioned living room of 11 m², with its west-facing window, convertible settee/double bed, downlighters, fibre internet, electric 'woodburner' and terracotta-tiled floor.

On the second floor is the main bedroom of 11.4 m², with large fitted wardrobes, and the study (at present used as a bedroom with two single beds), of 6 m², with a window onto the stairwell. Both bedrooms are air-conditioned.

On the top floor is the charming terrace of 12.6m², with a table and chairs, which are convertible to sun-loungers. The views are stunning, and one can spend the day up here, using the summer kitchen, which has its own fridge, hob and sink. One can also have barbecues!

The house is double-glazed throughout; it has electric heating as well as air-conditioning. It has been replastered, rewired, reroofed, and the facade has been rendered. This full renovation...

LOCAL TAXES

Taxe foncière: 344 EUR

Taxe habitation: 360 EUR

NOTES