

Charming 3-bed, 2-bath stone village house, full of character, with courtyard garden and 2 extra terraces.

EXCLUSIVE



INFORMATION

Town:	Azille
Department:	Aude
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	40 m2

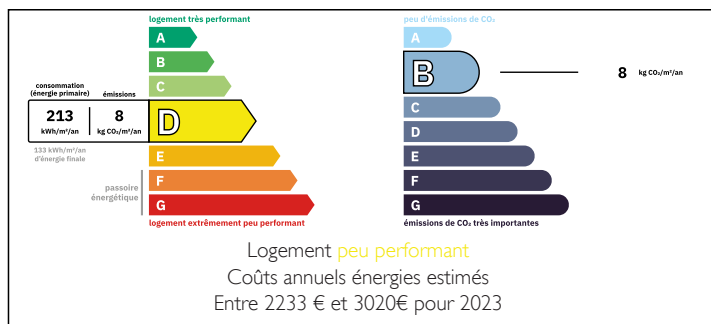
IN BRIEF

A gorgeous house filled with traditional details, set in the medieval centre of this attractive village with the essential amenities and a small weekly market! It has the great advantage of having a pretty courtyard with climbing plants and terracotta pots, as well as a garden room at first-floor level overlooking this.

The house is set off the main promenade of plane trees, within the ramparts of the old village. Car access is only occasional, to drop off or collect.



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 entrance to the house is by a glazed door into an open hall with a wood-burning stove and a pretty archway leading to the main living and dining area. Off this is the kitchen with blue-painted timber units and a large alcove for the wine and pantry items. The whole house has exposed timber beams, and most rooms have terracotta floor tiles, which accentuate its lovely evocative atmosphere.

From the living room, two steps lead up to the sun room, with its double-glazed glass roof. There is a useful utility room off this. From the sunroom, double doors lead out into the garden of approximately 40m², which is partly covered by the timber-built first-floor room and terrace. This room, accessed by a timber stair, is very useful for storage but could be renovated to become a small bedroom or study. This building has recently been re-roofed.

A staircase from the gravelled courtyard leads up to a small terrace off the main bedroom with a view of the church tower. This bedroom, facing west, is spacious and has its own en suite shower room with an antique washstand, WC and heated towel rail. It is accessed from the large ceramic-tiled landing, which has a trompe l'oeil 'marble' fireplace and serves as a bureau/sitting area and spare bedroom, at the top of the tiled and timber-edged interior staircase, with its decorative wrought-iron balusters and timber handrails.

On this first-floor level is a second shower room, again with an...

LOCAL TAXES

Taxe foncière: 1363 EUR

NOTES