

**UNDER OFFER** Charming 2-3-bedroom stone Minervois village house with character features and outside space.



## INFORMATION

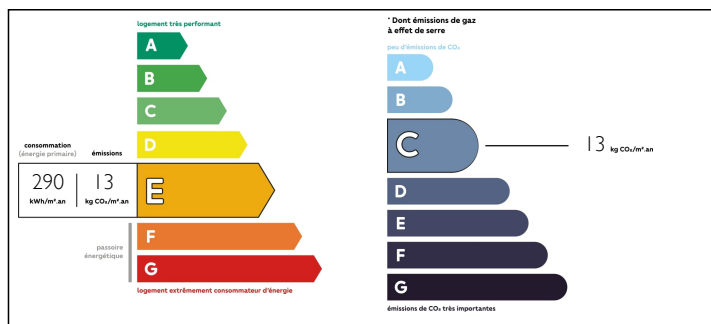
Town:	Azille
Department:	Aude
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	23 m2

## IN BRIEF

In a very popular village near the market town of Olonzac, close to the Canal du Midi and the Lac de Jouarres (for leisure and water sports), and in the magically beautiful Mediterranean wine region of the Minervois - the triangle between Carcassonne, Béziers and Narbonne - this house is a superb pied-à-terre full of character and very private - a little world of its own!



## 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

A glazed door leads into the kitchen of 11.66m<sup>2</sup>, with windows facing east to the street and north to the courtyard, with a window seat. The units are basic but functional! The whole of the L-shaped ground floor has exposed timber beams.

In the corner of the L is the dining area of 10.4m<sup>2</sup>, with an ancient stone sink under a window facing the courtyard. Next to this is the 11m<sup>2</sup> living area, with large sliding glazed windows also to the 11.6m<sup>2</sup> courtyard, with its natural stone walls. Looking up from here one sees the terrace, at first floor level.

The curving stair leads up to a landing facing this terrace of 11.25m<sup>2</sup>, which is built in a space made of stone and ancient hand-made bricks. It has a roof but is open to look out over the courtyard, which is not covered.

## NOTES

At the front of the house is the main bedroom of 11m<sup>2</sup>, looking east, which has terracotta floor tiles. At the rear is the modern bathroom of 5.8m<sup>2</sup>, with Italian shower and smart square basin, plus a WC and heated towel rail.

The staircase curves on up to the top floor, with a second bedroom of 11m<sup>2</sup> looking east, a landing of 3.6m<sup>2</sup> and a second landing area which serves as a third bedroom, of 6.5m<sup>2</sup>.

Parking is just a few metres away in a square with trees and stone walls.

Fibre optics are installed in Azille, which has a convenience store, a bakery, curry...