

Timeless charm: 3-storey stone village home with a sun terrace and garage in Azille in the south of France.

## EXCLUSIVE



## INFORMATION

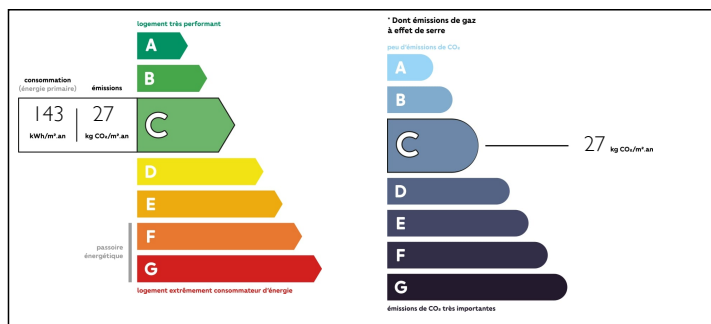
Town:	Azille
Department:	Aude
Bed:	3
Bath:	4
Floor:	190 m2
Plot Size:	36 m2

## IN BRIEF

Nestled in the picturesque heart of the Minervois region of France, where history meets contemporary comfort, discover this enchanting 3-story stone village house that effortlessly captures the essence of rustic elegance. With its high ceilings, rustic wooden beams, and a cozy fireplace, this residence is a true masterpiece of architectural character, boasting 190 square meters of living space. This captivating property also includes a spacious garage, a sun terrace perfect for outdoor entertaining, and features four bedrooms, three of which offer ensuite bathrooms, ensuring the utmost comfort and convenience.

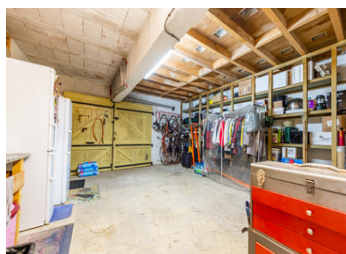


## ENERGY - DPE



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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: 1343 EUR

## NOTES

## DESCRIPTION

Step inside, and you'll be captivated by the blend of old-world charm and modern conveniences. The ground floor offers a versatile living space that could serve as a sitting room and office as it currently is used for or a fourth bedroom, adding flexibility to your lifestyle. A convenient shower room and WC adds practicality to this floor., while the kitchen and dining area beckon with warmth and comfort. Finally, there is also access to the garage on the ground level, giving you plenty of space for storage or parking.

As you ascend to the first floor, you'll find a bright landing leading to a large second inviting living room, perfect for relaxation or entertainment, and access to the spacious and sun-struck terrace. Suite 1 on this floor boasts a serene bedroom with an ensuite bathroom, creating a private oasis for the fortunate inhabitant.

On the second floor, discover two more delightful bedrooms, each with its own ensuite bathroom and plenty of closet space ensuring the utmost comfort and convenience.

### Indoor Comfort and Outdoor Pleasure:

This splendid residence is equipped with air conditioning and gas central heating, providing year-round comfort. Step out onto the sun-struck terrace, where outdoor entertaining becomes a joy, and enjoy the Mediterranean sunshine that graces this charming village.

### Endless Possibilities:

With fiber internet and low running costs, this property offers endless possibilities. Whether you seek a delightful lock-up-and-leave holiday home or aspire to venture into the world of hospitality with...