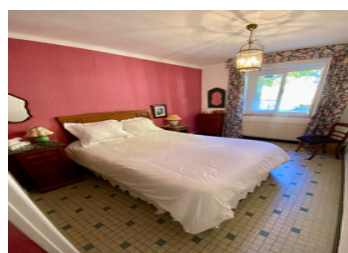


Neat immaculate village house over 3 floors, 3 bedrooms, 1 bathroom, 2 shower rooms, terrace, garage"



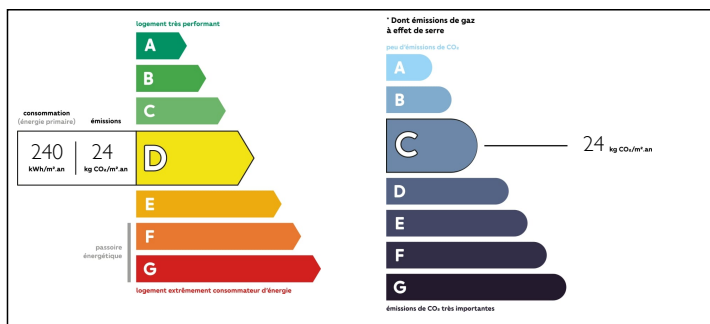
## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Azille |
| Department: | Aude   |
| Bed:        | 3      |
| Bath:       | 3      |
| Floor:      | 128 m2 |
| Plot Size:  | 30 m2  |

## IN BRIEF

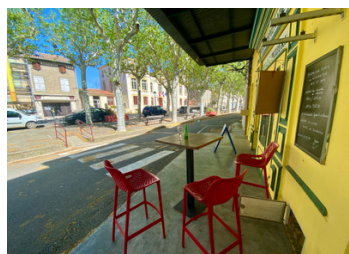
This house is very light with the sitting room/dining room having 3 large windows. The kitchen is fully equipped and leads onto the garage, laundry/utility room and shower with basin and separate toilet. On the second floor there are 2 large bedrooms, 1 bathroom with toilet and basin and a large salon with 2 big windows, with a corner office area. This room leads out onto an enclosed sunny terrace with barbeque. The second floor has the third bedroom with new shower room and toilet and its own hot water tank. There is also another large unfinished, fully insulated room on this floor, which could serve as a forth bedroom, once completed This property is being sold fully furnished. Some furniture is included in the price, some to be sold or negotiated into the price of the property

## 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: 2000 EUR

## NOTES

## DESCRIPTION

The house is off the market square of this village which has a restaurant/bar, hairdresser and art gallery

The front door opens into a hallway with the fully equipped kitchen to the left and the large, 3-windowed dining/sitting room to the right. Behind the kitchen is a door to the integrated garage, shower basin and separate toilet as well as a storage room, holding the tank for the heating fuel.

The stairway from the hallway leads up to the first floor which has 2 bedrooms and a bathroom with bath/shower and basin and toilet. There is another sitting room/ office leading to the 30m2 sunny enclosed terrace with painted wall murals of scenes of Azille.

The second floor has one large bedroom with its window looking out to the village church tower. There is a newly installed shower room and toilet. On this floor is another semi-completed room, fully insulated, which could be a forth bedroom.

Lake Jouarres with a beach and grass picnic area and restaurant is 4kms away, beaches of Narbonne and Guissan are 45kms from Azille and the Montagnes Noires (Black Mountains) are about a 40kms drive (or cycle). The Canal du Midi is just 5kms away. You can walk, cycle or drive around some of the most beautiful and rural landscapes in France.

- There are excellent road links enabling access to a huge number of towns, villages and local markets, such as Pezenas which is an hour's drive...