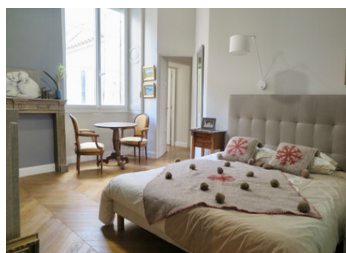
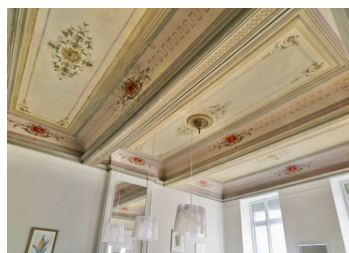
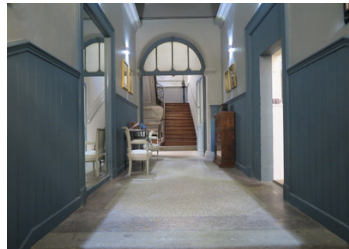
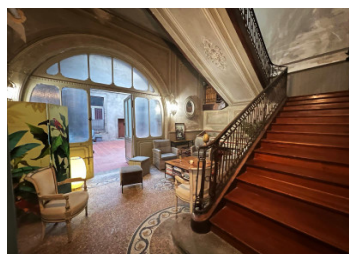
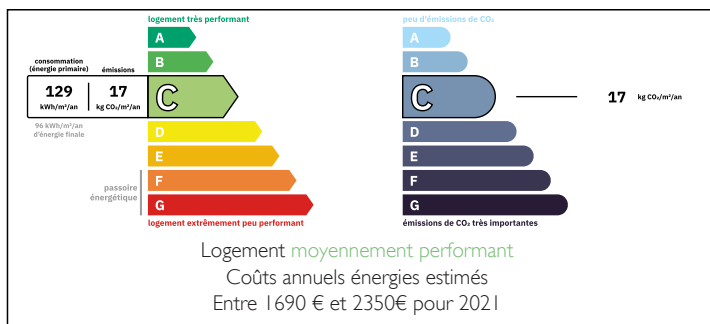


Exceptional historic apartment, fully renovated. Stunning period elegance, contemporary style and quality.



ENERGY - DPE



INFORMATION

Town:	Limoux
Department:	Aude
Bed:	2
Bath:	3
Floor:	299 m2
Plot Size:	0 m2

IN BRIEF

Magnificent apartment, sympathetically restored and renovated to showcase the stunning period features, creating a comfortable, modern home with a stately feel. The restoration work has been carried out by skilled craftsmen, and the high quality modern fittings complement the original elements perfectly, to bring this historic apartment into the 21st century.

The accommodation includes modern luxury fitted kitchen / sitting room, study, master bedroom with en-suite shower room, 2 further bedrooms or second sitting room, laundry room, and a bathroom in the former chapel. The former kitchen, on the ground is used for storage. The apartment benefits from central heating, air-conditioning, and electric roller shutters.

The ground floor space has been used as professional premises and is made up of a large office, WC, and waiting room. There is a shared

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: 2600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

It is rare to find such a centrally located apartment with its own private entrance, and what an entrance this has! Dating from 1647, featuring the family coat of arms of the Marquis de Montesquieu de Roquefort, the original owner, the listed front door (now with remote opening and videophone) leads into a beautiful entrance hall with French-style ceiling.

A grand stone staircase, with stained glass windows, leads to the first floor and the entrance to the apartment of the Marquis, private and secluded despite its central location.

Majestic adjoining rooms in the style of noble residences run across the front of the building, featuring high windows, professionally restored painted ceilings, authentic parquet flooring, mouldings and original fireplaces.

Kitchen / Sitting room (43 m²). A beautiful room flooded with light. The kitchen area is fully fitted with integrated appliances, island unit and accent lighting.

Leads to Study (28 m²). Originally the dining room, the marble fireplace incorporates a "hot cupboard".

Leads to Master Bedroom (36 m²). There is a partition behind the bed, enclosing a shower room and fitted wardrobes.

Leads to Sitting room (38 m²). This elegantly proportioned grand salon has a working marble fireplace. At the back of the room is a shower cubicle and double basin unit, enabling the room to be used as a bedroom if desired.

To the rear of the apartment, over-looking the inner courtyard, and with modern double-glazed windows, is the laundry room (7 m²), another bedroom with fitted...