

## Appartement bourgeois



## INFORMATION

Town:	Limoux
Department:	Aude
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	0 m2

## IN BRIEF

Large bourgeois apartment of 200 m<sup>2</sup> located in the center of Limoux, on the 2nd floor of a well-maintained co-ownership with annual charges of €700. It includes an entrance hall, a WC, several living rooms including one of 45 m<sup>2</sup>, a dining room, a kitchen, a utility room, 3 bedrooms, a shower room, and a bathroom. The electrical system has been rewired, the windows are double-glazed, and the central heating system powered by gas is recent.

## ENERGY - DPE

DPE not required.

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

Spacious bourgeois apartment located in the center of Limoux, offering many renovated character features. With an area of approximately 200 m<sup>2</sup>, it is situated on the 2nd floor of a co-ownership composed of several lots, with annual charges of €700, and no ongoing preservation plan. The apartment includes a 4.46 m<sup>2</sup> entrance hall, a 4.16 m<sup>2</sup> WC with hand basin, a first living room of 39.63 m<sup>2</sup>, a reception room of 45 m<sup>2</sup>, a dining room of 15.67 m<sup>2</sup>, a 20 m<sup>2</sup> kitchen, a 9.94 m<sup>2</sup> utility room, three bedrooms (16.18 m<sup>2</sup>, 15 m<sup>2</sup>, and 12.16 m<sup>2</sup>), a 4.60 m<sup>2</sup> shower room, and an 8.41 m<sup>2</sup> bathroom. The electrical system has been completely rewired, the windows are double-glazed, and the central heating system, powered by gas, is recent.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES