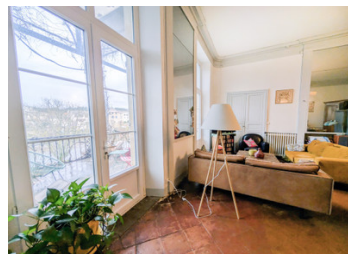
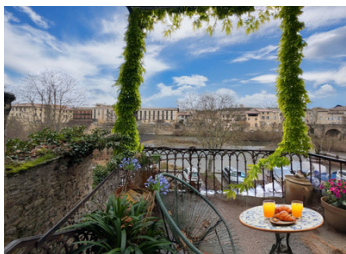


## Exceptional Space and Charm: Stunning 2-Beds Apartment with Terrace, Garden, and River Views



## INFORMATION

Town:	Limoux
Department:	Aude
Bed:	2
Bath:	1
Floor:	170 m2
Outside Space:	63 m2

## IN BRIEF

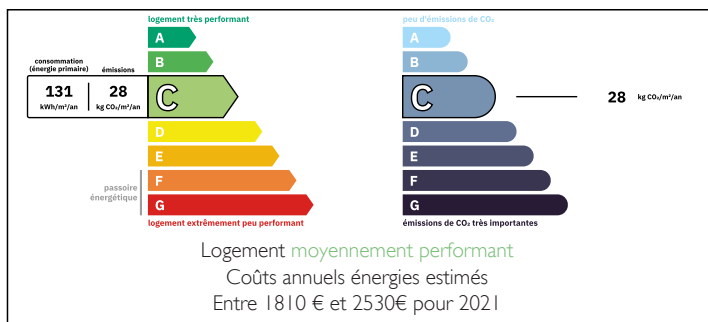
On the first floor of a historic building, this superb 170 m<sup>2</sup> apartment, currently configured with 2 bedrooms, combines majestic volumes (3.95 m high ceilings) with preserved period features.

Its 2 spacious living rooms, each over 40 m<sup>2</sup>, are flooded with natural light from large windows opening onto a terrace with views of the Aude River's banks. One of the rooms, currently used as a double bedroom, can easily be transformed into two additional bedrooms.

Rare in the city center, a private garden completes this property. Just steps from the lively Limoux town square, this apartment with unique charm offers an exceptional living environment.

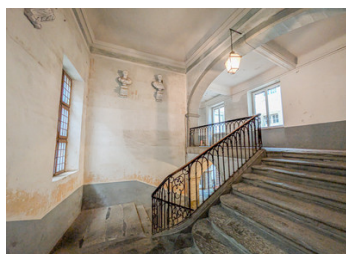
Some refreshing work will unlock its full potential. Easy on-street parking is available, and it is also possible to acquire a large garage with cellars.

## 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: 2600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Located in the heart of Limoux, this 170 m<sup>2</sup> apartment immediately captivates with its unique charm and exceptional volumes. The two living rooms are striking, offering a sense of space and light, enhanced by unobstructed views and large windows that flood the rooms with sunlight.

One of these living rooms, over 40 m<sup>2</sup>, offers the possibility of being easily converted into two additional large bedrooms, making it an ideal home for a family.

But the true gem of this apartment is undoubtedly its magnificent terrace overlooking the Aude River banks. It's the perfect space to enjoy a morning coffee or share a dinner with friends under the wisteria that gracefully covers the pergola and railing. From the terrace, an staircase leads down to the ground-level garden, ideal for installing a spa and cooling off in the summer.

The sleeping area consists of a bright bedroom with cross-ventilating windows and a second bedroom currently used as a dressing room. A bathroom completes the space.

All living spaces are on the same level, while a staircase leads to convenient storage areas.

The apartment is equipped with gas heating, ensuring a comfortable and uniform warmth throughout.

Just a few steps from Limoux's main square, this property enjoys the lively atmosphere of the town center, with its shops, restaurants, and cultural events, while offering a peaceful and green setting. Limoux is a vibrant and charming town located in the heart of the Aude region, surrounded by the stunning landscapes of the Languedoc. Known for its...