

Vineyard Views and Renovation Opportunity – Peaceful Villa 5 Minutes from Limoux

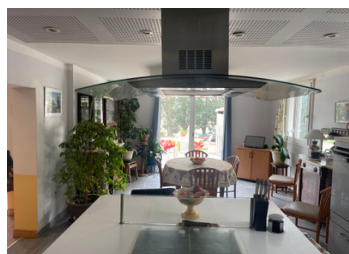


INFORMATION

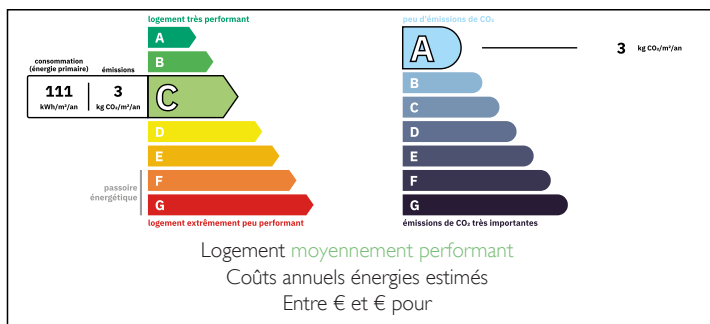
Town:	Gaja-et-Villedieu
Department:	Aude
Bed:	4
Bath:	1
Floor:	300 m2
Plot Size:	4100 m2

IN BRIEF

This charming villa, located just 5 minutes from Limoux, is nestled amidst nature and vineyards, offering peaceful rural living with easy access to town amenities. The 154m² single-level home features a sun-drenched terrace, cozy veranda, and spacious living areas. Set on a generous 4100m² plot, the property includes a large 140m² basement with garages and workshops, providing ample storage or potential for additional living space. Additionally, a 36m² gîte, ready for renovation, offers exciting possibilities for guest accommodation or rental income.

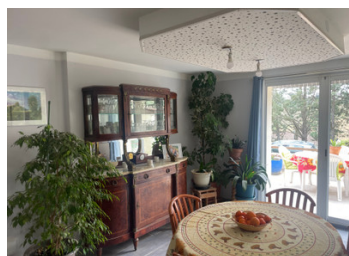


ENERGY - DPE



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.



DESCRIPTION

Nestled in the heart of nature and vineyards, just 5 minutes from Limoux, offering peaceful rural living with easy access to town amenities. A generous 154m² of well-designed living space, including a sun-drenched terrace and a cozy veranda, ideal for relaxation and entertainment. Set on a 4100m² tree-lined plot, providing ample outdoor space for gardening, recreation, or even further development. A large 140m² basement with two garages and workshops, offering great storage or potential for additional living space. A 36m² separate gîte to renovate, complete with two bedrooms, a living area, and a bathroom, perfect for guest accommodation or rental income.

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