

Modern home with views



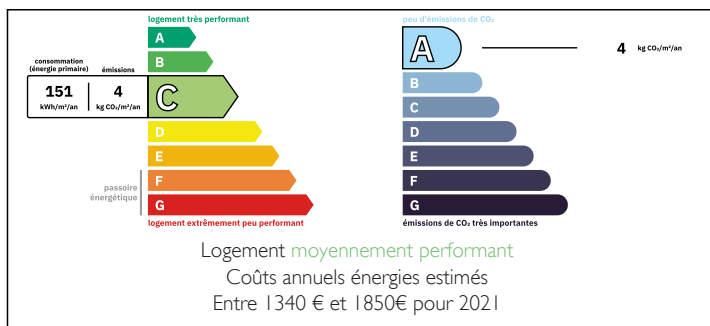
INFORMATION

Town:	Limoux
Department:	Aude
Bed:	4
Bath:	4
Floor:	180 m2
Plot Size:	1118 m2

IN BRIEF

This charming villa with views in almost every direction is turn key and ready to move in! There is an attached garage with entrance into the open kitchen and great room. Split floorplan with the primary bedroom on one side, and more bedrooms down the hall on the other side of the house. 2 full bathrooms with bathtub and showers and 2 additional toilets, one of them outside by the pool. Covered patio and several levels of landscaped terraces complete the outside space of this lovely home.

ENERGY - DPE



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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

The first entrance opens up to an entry room of about 9m² with the hall leading to the 3 bedrooms on one side, and the entrance to the kitchen and living room on the other side.

The kitchen nook forms an L shape with the living room and dining room, and is about an 11m² space. It is a modern kitchen with custom shelving and a large island. There is a patio door from the kitchen leading to the pool and patio, optimal for entertaining. In addition to the kitchen, this great room has space for dining and the living room around the fireplace. The great room is just a bit larger than 23m².

Beyond the living room is the primary bedroom of 20m² with a private bathroom with separate shower and tub, a walk in closet, and access to the pool and outside.

The other 3 bedrooms, 11m², 15m² and 19m² are on the other side of the house and each have large closets and views. 2 of the bedrooms also have access to the pool and backyard. There is a full bathroom, and a separate toilet in the hall and another toilet outside.

The backyard is beautifully landscaped with multiple level terraces, an outdoor kitchen and plenty of space for entertaining. There are views of the town of Limoux, vineyards and rolling hills from every corner of the property and every room. From the front of the house you can see the...

LOCAL TAXES

Taxe habitation: EUR

NOTES