

Detached 4/5 bedroom property on outskirts of Limoux with 2 garages and large workshop space



INFORMATION

Town:	Limoux
Department:	Aude
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	585 m2

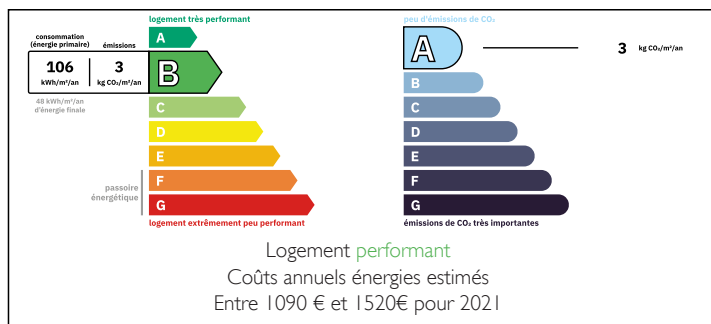
IN BRIEF

This beautifully presented light and airy property offers the perfect blend of space, style, and practicality totalling over 270m². Boasting 4 generous bedrooms and 2 modern bathrooms, the home features an open-plan kitchen and dining area, along with a bright and airy sitting/dining room that opens onto a south-facing terrace complete with a built-in barbecue — ideal for entertaining or relaxing in the sun.

On the ground floor, two generous garages accompany an oversized multi-use space and an office/5th bedroom (radiator heated) and extra toilet — ideal for creative or artisanal pursuits. The manageable gardens add a gentle touch of nature without demanding extensive upkeep with space for a swimming pool if required

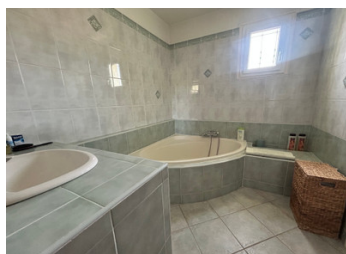


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

This beautifully presented light and airy property offers the perfect blend of space, style, and practicality totalling over 270m². Boasting 4 generous bedrooms and 2 modern bathrooms, the home features a kitchen with dining area, along with a bright and airy sitting/dining room that opens onto a south-facing terrace complete with a built-in barbecue — ideal for entertaining or relaxing in the sun.

On the ground floor, two generous garages accompany an oversized multi-use space and an office/5th bedroom (radiator heated) and extra toilet — ideal for creative or artisanal pursuits. A separate boiler room offers practical utility, and the manageable gardens add a gentle touch of nature without demanding extensive upkeep.

The recently installed kitchen is bright and spacious, echoing the home's polished aesthetic. Underfloor heating throughout the main living spaces and an energy-efficient air source heat pump ensure year-round comfort. Double glazing and mains drainage provide effortless functionality, while ample built-in storage enhances long-term usability.

Set on a manageable plot with verdant views, the home features underfloor heating, double glazing, and mains drainage — combining sustainability with comfort.

Whether you're seeking an elegant home or a well located retreat for extended getaways, this property offers an exceptional lifestyle opportunity in one of Occitanie's most charming market towns.

First floor

Sitting room 30m²

Kitchen 14m²

Bedroom 12.7m²

Bedroom 11.1m²

Bedroom 11.1m²

Bedroom 8m²

Terrace 11.7m²

Ground floor

Office/bedroom 5 14.6m²