

Bright Apartment with Terrace, 3 Bedrooms, 2 Bathrooms, Fully Furnished – Limoux Town Centre



INFORMATION

Town:	Limoux
Department:	Aude
Bed:	3
Bath:	2
Floor:	119 m ²
Outside Space:	13 m ²

IN BRIEF

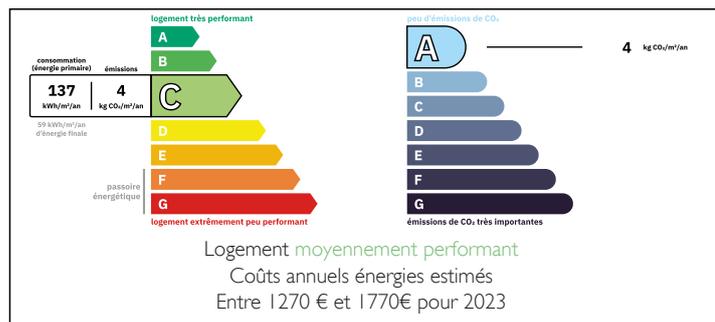
Set on the top floor of a beautifully maintained 1805 building with a self-managed co-ownership, this bright apartment occupies the entire level.

Carefully renovated, this apartment offers a spacious 45m² living area with a striking cathedral ceiling and exposed metal beams that give it real character. The three comfortable bedrooms (14.6 to 21m²) include storage, with additional space.

Two shower rooms with toilets and a sunny terrace provide modern comfort and outdoor living. From the living room, you can enjoy an open view over the town's rooftops and the former convent, creating a wonderful sense of space.

Reversible air conditioning was installed in 2023, and the building is in excellent condition. The roof was completely redone the same year, the communal areas are spotless, and the entrance is secure.

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

Parking is available on the street, but two car parks are just a short walk away (1 to 2 minutes on foot).

Located in Limoux, a welcoming and multicultural town known for its year-round buzz, local markets, and the famous Blanquette de Limoux. The area is part of Occitanie, one of the most diverse regions in France — where the Mediterranean Sea, the Pyrenees mountains, and countless medieval villages are all within easy reach. Carcassonne and its world-famous citadel are just 30 minutes away, Toulouse about an hour, the Spanish border and the beaches of the Mediterranean around an hour and a half. The local airport in Carcassonne offers regular flights across Europe, making this a perfect base for both holidays and year-round living.

Co-owned building of 5 units
Provisional annual charges: 800€

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

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES