LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40835COM11 Price: 174 000 EUR

agency fees to be paid by the seller

Investment Opportunity – 4-Unit Building with Upside Potential















INFORMATION

Town:	Limoux
Department:	Aude
Bed:	0
Bath:	0
Floor:	250 m2
Plot Size:	300 m2

IN BRIEF

Four-apartment investment property in Limoux offering strong potential. Two apartments are currently rented, while two require renovation, with the recent price reduction reflecting the work required. Close to the town centre and Place de la République, in the heart of Limoux, a town renowned for its Blanquette, vineyards and famous Carnival. An attractive opportunity to increase rental income and add value through renovation.

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière: **4293 EUR**

NOTES

DESCRIPTION

Investment opportunity in Limoux with existing rental income and strong potential to add value.

This four-apartment building presents an attractive opportunity for an investor looking to enter the Limoux property market.

Two apartments are currently rented, providing an existing rental income, while the remaining two require renovation. The recent price reduction reflects the work required, allowing a buyer to acquire the property at a more attractive price while creating additional value through the renovation and subsequent rental of the two vacant apartments.

The property benefits from its proximity to Limoux town centre and the Place de la République, with its cafés, restaurants, shops and everyday amenities. Limoux offers a genuine year-round town-centre lifestyle and an established rental market.

Limoux is a well-known town in the Aude, particularly famous for its Blanquette de Limoux, local vineyards and its celebrated Carnival, an important part of the town's identity and one of the longest-running carnivals in the world. Its historic centre, regular markets, local businesses and events give the town a lively atmosphere throughout the year.

Located just a short distance from Carcassonne, Limoux also benefits from its setting among vineyards and the Cathar Country, with easy access to surrounding villages, countryside and outdoor activities.

An excellent opportunity for an investor seeking an accessible entry point into the market, with two apartments already generating rental income and two further units offering significant potential following...