

Renovated 2-Bedroom Apartment – Limoux City Center

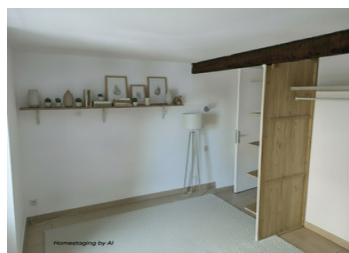
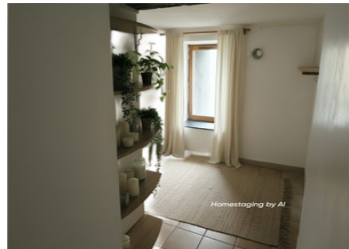


INFORMATION

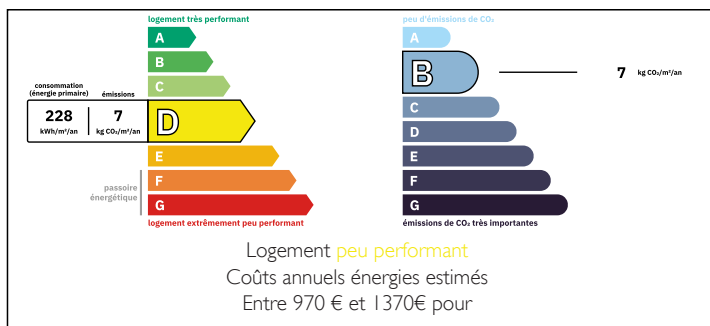
Town:	Limoux
Department:	Aude
Bed:	2
Bath:	1
Floor:	51 m2
Plot Size:	0 m2

IN BRIEF

Renovated 51 m² apartment in the center of Limoux, featuring 2 bedrooms. Located in a co-op building near the main square, restaurants, and shops. Currently rented with strong rentability — an excellent investment opportunity.



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

Located in the heart of Limoux, this beautiful 51 m² apartment offers comfort, style, and an exceptional location. The property features 2 spacious bedrooms and has been renovated, combining modern finishes with classic charm.

Situated in a well-maintained building that is part of a co-op, the apartment benefits from a friendly community atmosphere. Just a few steps from the main square of Limoux, you'll be close to restaurants, shops, and all local amenities.

Currently rented with strong rentability, this property represents an excellent investment opportunity in one of Limoux's most attractive areas. Perfect for investors or anyone seeking a low-maintenance home in the city center.

Co-owned building of 12 units
Provisional annual charges: 270€

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

LOCAL TAXES

Taxe foncière: 804 EUR

NOTES