

## Beautifully Renovated Home with Dependence on a Peaceful, Secure Plot



## INFORMATION

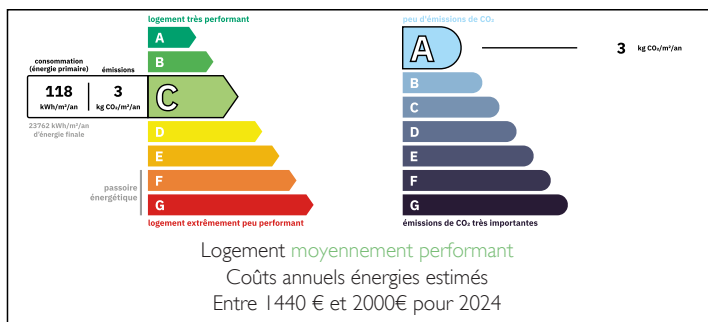
|             |         |
|-------------|---------|
| Town:       | Limoux  |
| Department: | Aude    |
| Bed:        | 5       |
| Bath:       | 3       |
| Floor:      | 210 m2  |
| Plot Size:  | 3016 m2 |

## IN BRIEF

Estate near the centre of Limoux comprising a renovated main house, an annex to restore, a large storage area, and a spacious, piscinable plot. Ideal for a family, artisan, or entrepreneur, with excellent potential for personal or professional use.



## 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

Just minutes from the centre of Limoux and its shops, this property offers an ideal setting for a large family, an artisan, or an entrepreneur seeking space and versatility.

The estate comprises a fully renovated main house, an annex to be completely restored, and a large open storage area, all set on a generous, landscaped plot with potential for a swimming pool.

The main house has been fully modernized with a new kitchen, renovated bathrooms, updated heating systems including reversible air conditioning and a heat pump, as well as a new electrical installation. It features a bright living room with a fireplace, multiple bedrooms across two levels, a master suite with dressing room, and a spacious garage with high ceilings, ideal for large vehicles or professional use.

The independent annex offers significant potential to create additional living space, a workshop, or office areas according to the buyer's needs.

A large covered area completes the property, enhancing its functional possibilities.

A rare opportunity combining generous space, modern comfort, professional potential, and tranquility, while remaining close to the services and vibrant life of Limoux.

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

## LOCAL TAXES

**Taxe foncière: 5200 EUR**

**Taxe habitation: EUR**

## NOTES