LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42875LAD87 Price: 160 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (150 000 EUR without fees)

Duplex apartment Limoges city centre – Courtyard, vaulted cellar >20 m , private storage, sold furnished

EXCLUSIVE

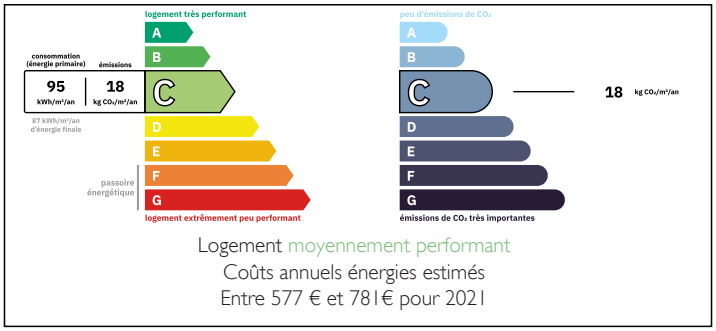
INFORMATION

Town:	Limoges
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	62 m2
Outside Space:	114 m2

IN BRIEF

Duplex apartment for sale in Limoges city centre – ideal as a main residence, investment property or pied-à-terre. Located on the ground floor of a charming period building, this property offers a bright open-plan kitchen/living area with direct access to a quiet shared courtyard (with near-private use), a spacious lounge, modern shower room and separate WC. Upstairs features a light-filled bedroom with workspace, dressing area and a second private entrance. Rare city-centre property with private storage room and impressive vaulted cellar over 20 m². Sold furnished and ready to move into or rent immediately. Walking distance to shops, restaurants, transport and cultural venues.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 577 € et 781€ pour 2021

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 habitation: **EUR**

NOTES

DESCRIPTION

Duplex apartment for sale in Limoges city centre – a rare property with courtyard, vaulted cellar and additional storage space.

Discover this charming duplex apartment located in the heart of Limoges, offering an excellent opportunity for first-time buyers, investors or those seeking a centrally located property full of character. The property is sold furnished, allowing immediate occupancy or rental.

Situated in Limoges city centre, the apartment benefits from a prime location within walking distance of shops, restaurants, markets, public transport and cultural attractions. A perfect setting for a convenient urban lifestyle.

Set within a well-maintained period building, this duplex apartment is part of a co-ownership and offers a practical two-level layout, combining comfort, character and a sense of space rarely found in city-centre apartments. Being sold furnished makes it particularly attractive for investment or a hassle-free move.

Ground floor – living space

The entrance opens directly into a bright and welcoming open-plan kitchen and living area, forming the heart of the home. This generous space is ideal for everyday living as well as entertaining.

From the kitchen, there is direct access to a shared internal courtyard. While legally part of the co-ownership, it is rarely used by other residents and effectively provides a peaceful outdoor extension of the apartment.

The courtyard also provides access to a private storage room, a rare feature in the city centre. Ideal for bicycles, tools or general storage, this space also offers potential for conversion into a workspace or studio if desired.