

Bright single-storey house in a quiet setting – 3 bedrooms + office, landscaped garden and double garage

EXCLUSIVE



## INFORMATION

Town:	Limoux
Department:	Aude
Bed:	3
Bath:	1
Floor:	127 m <sup>2</sup>
Plot Size:	1216 m <sup>2</sup>

## IN BRIEF

Located just 15 minutes from Limoux and its amenities, in a peaceful village setting, this well-maintained single-storey home offers a comfortable and practical living environment.

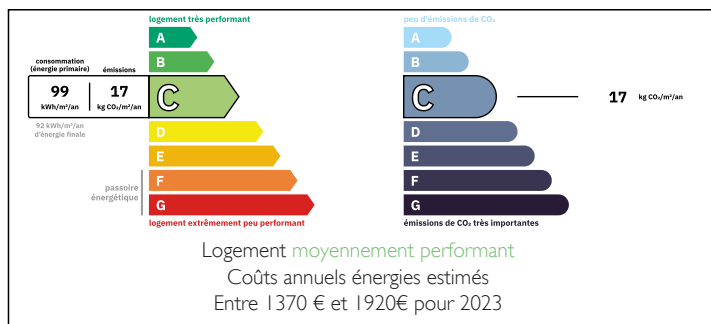
The property features quality finishes and modern comforts, including underfloor gas heating for consistent warmth, complemented by a wood-burning insert in the living area with heat distribution towards the sleeping quarters. It also benefits from excellent insulation and a solar water heating system. The house is bright throughout, particularly in the dual-aspect living room.

The layout includes three bedrooms and a dedicated office, all with built-in storage, a bathroom, and two separate toilets. The open-plan kitchen connects to a utility area with direct access to the double garage.

Outside, the landscaped garden offers complete

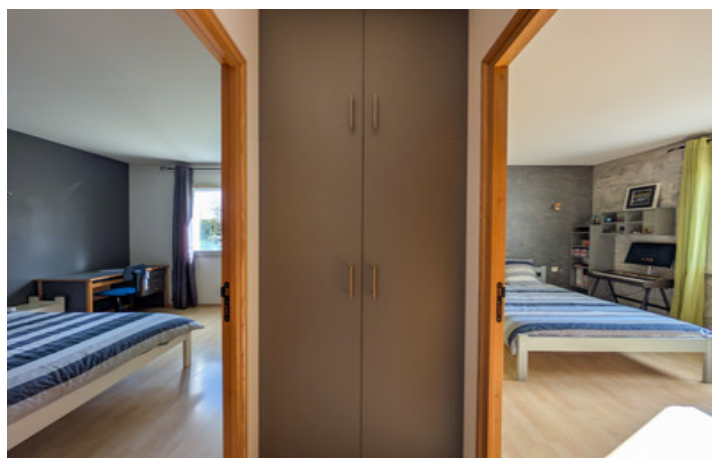


## ENERGY - DPE



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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

### Room details

- Entrance: 3.8 sqm (+ cupboard 0.5 sqm)
- Office: 7.4 sqm (+ cupboard 0.5 sqm)
- Hallway with cupboard
- WC: 1.6 sqm
- Bathroom: 8.3 sqm (bathtub, shower, double sink)
- Bedroom 1: 9.5 sqm (+ cupboard 1.44 sqm)
- Bedroom 2: 11.3 sqm (+ cupboard 0.76 sqm)
- Bedroom 3: 10.9 sqm (+ cupboard 1.2 sqm)
- Living area: 38 sqm
- Open-plan kitchen: 17.2 sqm
- Utility / laundry room: 6.7 sqm
- Separate WC: 1.3 sqm

Garage: 35 sqm + mezzanine

Main terrace: approximately 38 sqm

## LOCAL TAXES

Taxe foncière: 1510 EUR

Taxe habitation: EUR

### Location

Located just 15 minutes away from Limoux, with its full range of shops, restaurants and services, the property benefits from a train station in Limoux providing access to Carcassonne and its international airport, with flights to destinations such as London, Dublin, Brussels, Cagliari and Manchester (or around 45 minutes by car).

Set in a peaceful and unspoilt environment, the village offers a primary school, while the surrounding area is ideal for nature lovers, with plenty of opportunities for walking, hiking and cycling. The wider Occitanie region is renowned for its beautiful landscapes, relaxed lifestyle and sunny climate, perfectly positioned between the Pyrenees mountains and the Mediterranean coast.

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

## NOTES