LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43564COM11 Price: 77 000 EUR

agency fees to be paid by the seller

Spacious Garage with Office – Ideal Business or Storage Use















INFORMATION

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

IN BRIEF

Situated in the centre of Limoux, this listing offers a ground-floor office (approx. 40m²), previously used as a medical practice, alongside a large 80m² garage with impressive ceiling height. Both spaces provide flexibility for professional, commercial, or mixed-use projects, with the option to combine them into a single larger unit. Conveniently located close to amenities and within walking distance of Lycée Jacques Ruffié, the property also benefits from the possibility of being sold as separate units.

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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NOTES

DESCRIPTION

Located in the centre of Limoux, this listing comprises a garage and a separate office space sold together, offering excellent potential for professional or commercial use.

The office space (approx. 40m²) is situated on the ground floor and was previously used as a medical practice. It is currently arranged into several rooms, including a reception/waiting area, consulting room, and private workspace, with the benefit of a WC and water point already in place. This layout is ideal for a range of professional activities (medical, paramedical, consultancy, or office-based work) and can easily be adapted to suit different needs.

The garage is a major asset, offering a generous surface area of approximately 80m² with an impressive ceiling height of around 4.5 metres. This versatile space is suitable for multiple uses, including parking for several vehicles, workshop use, storage, or the creation of a mezzanine level to maximise usable space.

There is also the possibility to create an internal connection between the office and the garage (subject to necessary permissions), allowing the development of a cohesive and functional space of around 120m²—ideal for a business combining workspace and storage.

The property is set in a convenient and lively area, close to shops, a barber, and restaurants, and within walking distance of Lycée Jacques Ruffié.

The owner is open to selling the garage and office separately, offering flexibility for different types of buyers or investment strategies.

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