



DESCRIPTION

LOCATION

Limoux is a lively and authentic town in the heart of the Aude valley, offering a relaxed lifestyle with a strong local identity. It is well known for its unique carnival, one of the longest in the world, lasting around three months each year, as well as its sparkling wine, Blanquette de Limoux, considered one of the oldest sparkling wines in France.

The town provides all essential amenities including shops, schools, supermarkets, and healthcare services.

The property is ideally located approximately 30 minutes from Carcassonne, famous for its medieval fortified city, and around 40 minutes from Carcassonne Airport, which offers regular flights to several major European destinations.

LOCAL TAXES

Taxe foncière: **2430 EUR**

NOTES

ROOM DIMENSIONS (approximate measurements)

Ground-floor apartment :

- Living room: 30.3 m²
- Kitchen: 6.76 m²
- Hallway: approx. 5 m² with storage cupboard
- Shower room: approx. 3 m² (shower and washbasin)
- Bedroom: 10.5 m²
- Garage: 17 m²
- Utility room: 6.6 m²

First-floor apartment :

- Hallway: 10.57 m²
- Bedroom 1 with built-in wardrobe: 11.65 m²
- Bedroom 2 with built-in wardrobe: 11.43 m²
- Bathroom: 4.8 m² (bath and washbasin)
- Separate WC: 1.33 m²
- Living room: 25.5 m² (fireplace with insert)
- Balcony: approx. 7.24 m²