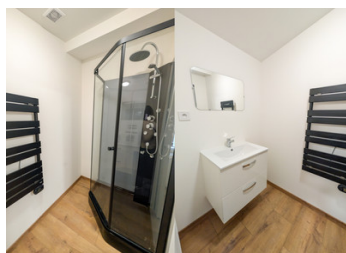
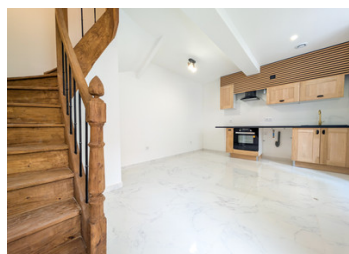


Beautifully Renovated 1/2 bedrooms -Townhouse with Character in Central Limoux



INFORMATION

Town:	Limoux
Department:	Aude
Bed:	2
Bath:	1
Floor:	43.5 m2
Plot Size:	0 m2

IN BRIEF

Just steps from the shops and lively atmosphere of Limoux, this three-storey townhouse is ideal as a first home, rental investment or sunny pied-à-terre in the South of France.

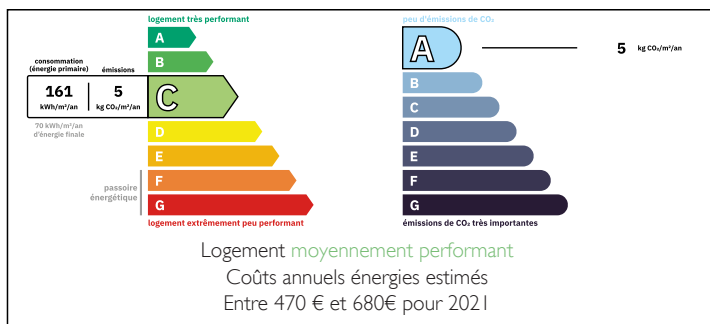
On the ground floor, the living area features a fitted kitchen with brand-new appliances.

The first floor offers a living room/a bedroom with a decorative period fireplace and a WC.

The second floor includes another bedroom and a bright shower room.

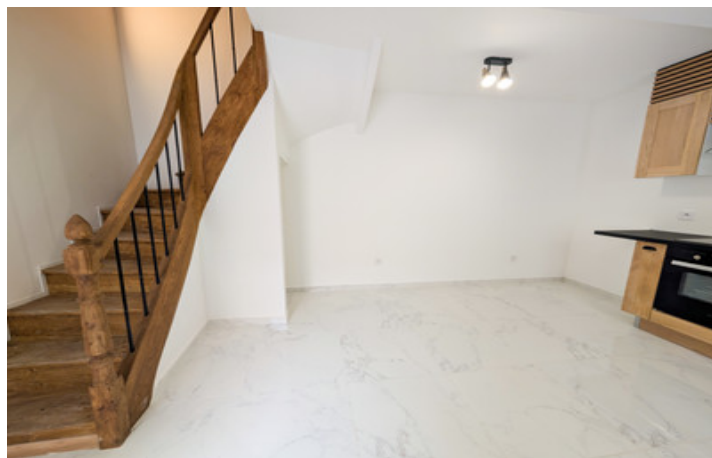
Recently renovated and never lived in, the property combines charm and quality finishes: the original wooden staircase has been carefully restored, marble-effect tiles cover the ground floor, and waterproof wood flooring has been laid upstairs.

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.



LOCAL TAXES

Taxe foncière: 680 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of Occitanie, Limoux enjoys a perfect position between the mountains and the sea. Carcassonne, with its international airport, is just a 30-minute drive away, offering easy connections across France and Europe.

Limoux's train station provides quick access to Toulouse and Narbonne. Less than an hour away, the Pyrenees offer fantastic opportunities for hiking and winter sports, while the Mediterranean coast is just 1 hour 15 minutes away, perfect for beach lovers and those seeking mild weather. The town also benefits from a nearby modern hospital, ensuring peace of mind and safety.

Culturally, Limoux is famous for its unique Carnival, lasting several weeks from January to March, blending tradition, music, and vibrant festivities. Living here means enjoying quality of life, excellent accessibility, and rich cultural heritage.

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