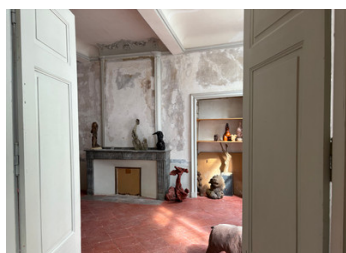


Bright, Spacious Apartment with Exceptional Potential in Limoux



INFORMATION

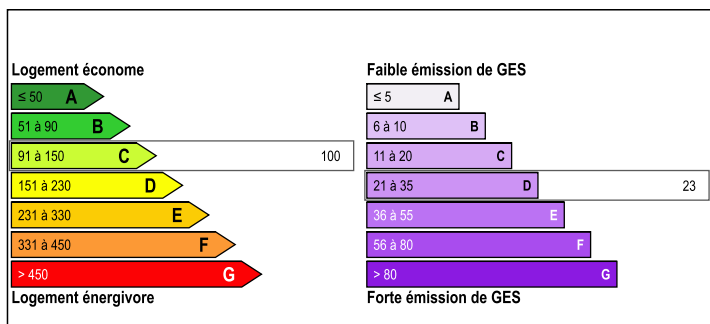
Town:	Limoux
Department:	Aude
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

A bright and spacious 100 m², 2-bedroom apartment with high ceilings and large windows in a characterful copropriété near central Limoux. Close to shops and restaurants, it requires some modernisation. Limoux is renowned for its traditional Banquet, part of the historic Carnaval de Limoux.

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.



DESCRIPTION

This charming 2-bedroom apartment is located in a very characteristic building within a small copropriété, just a stone's throw from the centre of Limoux. Perfectly positioned close to shops, restaurants, and all local conveniences, it offers an appealing blend of authenticity and comfort.

Spanning approximately 100 m², the apartment features high ceilings and large windows, which flood the living spaces with natural light and enhance the sense of volume and elegance throughout. The layout includes two bedrooms and one reception room, offering generous proportions and excellent potential. While the property would benefit from some renovation to bring it fully up to modern standards, its architectural charm provides a superb foundation for creating a truly beautiful home.

Limoux is a vibrant and picturesque town, widely celebrated for its cultural heritage—most notably the traditional Banquet, a central element of the centuries-old Carnaval de Limoux. This unique festival, one of the longest-running carnivals in the world, animates the town with masked processions, music, dancing, and lively gatherings across several months each year. Living here means enjoying a rich cultural atmosphere in one of the most attractive towns of the Aude region.

Co-owned building of 18 units

Provisional annual charges: 555€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES