

House divided into 2 Independent Apartments, Garden, Balcony & Garage – Ideal Family Home or Rental Investment



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Limoux             |
| Department: | Aude               |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 132 m <sup>2</sup> |
| Plot Size:  | 500 m <sup>2</sup> |



## IN BRIEF

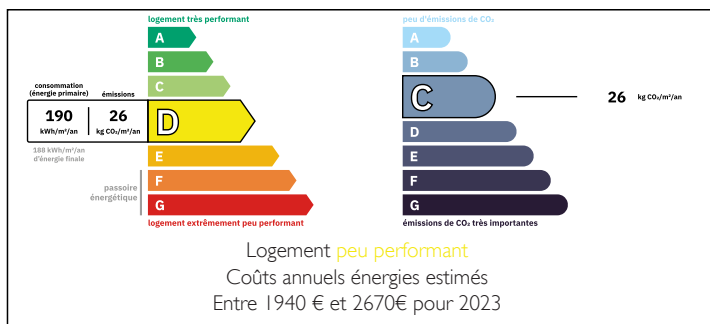
Located in a peaceful area of Limoux, this bright 1970s property offers excellent flexibility with two self-contained apartments, separate entrances, an enclosed garden, and a garage.

An ideal opportunity for multi-generational living, allowing family members to enjoy their independence while remaining close by, or for buyers seeking rental income from one of the apartments.

The ground-floor apartment, with direct access to the garden, features a spacious 30 m<sup>2</sup> living room with a pellet stove, a separate fitted kitchen, one bedroom, a shower room, and a WC. A utility room is accessible from the garage.

The first-floor apartment comprises two bedrooms with built-in wardrobes, a bright 26.6 m<sup>2</sup> living room with an insert fireplace and balcony, a separate

## 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

### 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 m<sup>2</sup>
- Kitchen: 6.76 m<sup>2</sup>
- Hallway: approx. 5 m<sup>2</sup> with storage cupboard
- Shower room: approx. 3 m<sup>2</sup> (shower and washbasin)
- Bedroom: 10.5 m<sup>2</sup>
- Garage: 17 m<sup>2</sup>
- Utility room: 6.6 m<sup>2</sup>

First-floor apartment :

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