

Stylish New 3-Bed, 2-Bath Home with Summer Kitchen, Garden and Courtyard Near Limoux



INFORMATION

Town:	Lauraguel
Department:	Aude
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	282 m2

IN BRIEF

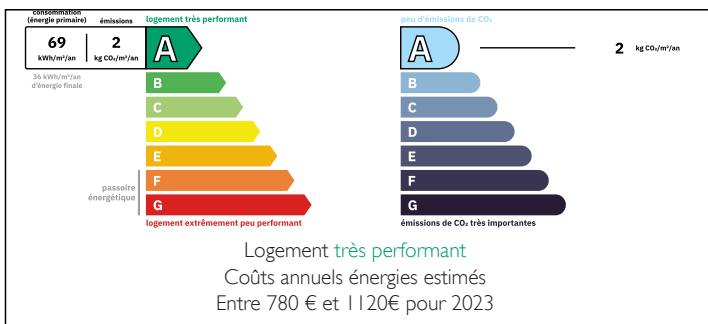
Just 10 minutes from Limoux, this brand-new home is ready to move into, offering all the benefits of modern construction without the delays and hassle of building work.

The bright, air-conditioned open-plan living area features a fitted kitchen and elegant travertine flooring, creating a stylish yet welcoming space. A utility room and a separate WC complete the ground floor.

Upstairs, you'll find three bedrooms, including a spacious principal suite with a walk-in dressing room and en-suite shower room, plus a second shower room and an additional WC.

Outside, the property offers a garden with private parking, a terrace, and a summer kitchen (currently being tiled), while an enclosed courtyard accessed directly from the kitchen provides another pleasant

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

Tilt and turn windows upstairs

Heating provided by reversible air conditioning on the ground floor and electric radiators upstairs.

Located in a peaceful village just 7 km from Limoux, this property offers the perfect balance between tranquil countryside living and everyday convenience. Limoux is a charming market town known for its famous sparkling wine, local shops, restaurants, schools and services. Surrounded by the beautiful landscapes of the Aude department, you are within easy reach of Carcassonne, the Canal du Midi, vineyards and the stunning Pyrenees, making this an ideal location to enjoy the relaxed South of France lifestyle.

A train station in Limoux provides easy access to Carcassonne, with the journey taking around 20 minutes. From Carcassonne, you can access the airport offering direct flights to several UK and European destinations, making this an ideal base for both permanent living and holidays in the South of France.

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

NOTES