LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A31259CED11 Price: 268 097 EUR

agency fees to be paid by the seller

Architect-designed villa in Limoux 11300 France South West on a large, magnificent plot of 5000 m







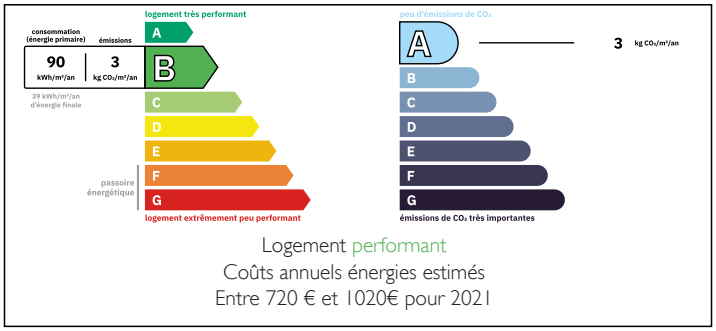








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 720 € et 1020€ pour 2021

INFORMATION

Town:	Limoux
Department:	Aude
Bed:	5
Bath:	1
Floor:	140 m2
Plot Size:	5000 m2

IN BRIEF

Architect designed villa in Limoux 11300 France South West on a large and magnificent plot of 5000 m² on wooded parkland in a marvellous location, quiet, original 140 m2 built in the 1960's

With its south-westerly aspect and uninterrupted, panoramic views over the heights overlooking the old town, the hills of the Limoux area and the Pyrenees, this is a unique, secluded property that is only 5 minutes' walk from the centre of Limoux 11300. You'll be in the country yet in the city.

The layout makes it possible to build several other houses, remote and isolated from the Architect's villa, which could be of interest to a private individual or investor to build to rent or sell on a plot of 1200 m² to be kept or set aside for cultivation.

In need of renovating and updating internally.

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: **1500 EUR**

NOTES

DESCRIPTION

This villa, insulated in July 2023, has 5 bedrooms, lounge, dining room, bathroom, 2 WCs and a large terrace. It will charm you with its various and incredible layout possibilities.

It also benefits from a large basement with insulated garage, insulated utility room, ironing room, bedroom or study at your convenience, wine cellar, central heating with 11 cast iron radiators and air/water heat pump installed in August 2023 with thermodynamic hot water tank heated with photovoltaic solar panels.

The attic, which includes a double-flow ventilation system for the whole house, has also been insulated.

Energy diagnostic B estimates annual energy costs for standard use at around €720 per year (including subscriptions).

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