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Ref: A40837COM11 Price: 44 600 EUR

agency fees to be paid by the seller

Charming 25 m Renovated Studio in the Heart of Limoux – Ideal Investment Opportunity

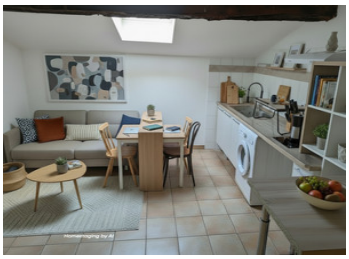














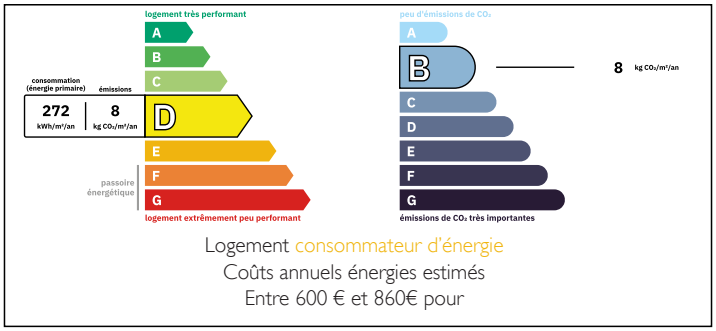
INFORMATION

Town:	Limoux
Department:	Aude
Bed:	0
Bath:	0
Floor:	25 m2
Plot Size:	0 m2

IN BRIEF

Cosy and recently renovated 25 m² studio located on the 1st floor of a well-kept copropriété in Limoux. Currently rented, it offers an attractive turnkey investment at a very affordable entry point. Ideally situated in a town known for its Blanquette and famous carnival, making it appealing for both long- and short-term rentals.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 600 € et 860€ pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Charming 25 m² Renovated Studio in the Heart of Limoux – Ideal Investment Opportunity

Discover this cosy 25 m² studio located on the 1st floor of a well-maintained copropriété in the vibrant town of Limoux. Known for its celebrated Blanquette de Limoux and its world-famous carnival, the town attracts visitors year-round, offering strong potential for short- or long-term rental income.

The studio has been recently refreshed and renovated, creating a warm and inviting living space. Compact yet comfortable, it makes excellent use of its layout, perfect for tenants seeking convenience and charm. It is currently rented, providing immediate returns and making it a reliable turnkey investment.

With its affordable entry point, renovated interior, and attractive location, this Limoux studio is a smart choice for anyone looking to start or expand their real estate portfolio in one of Occitanie's most welcoming towns.

Co-owned building of 12 units

Provisional annual charges: 615€

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

NOTES

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