LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40838COM11 Price: 58 880 EUR

agency fees to be paid by the seller

Renovated 2-Bedroom Apartment – Limoux City Center















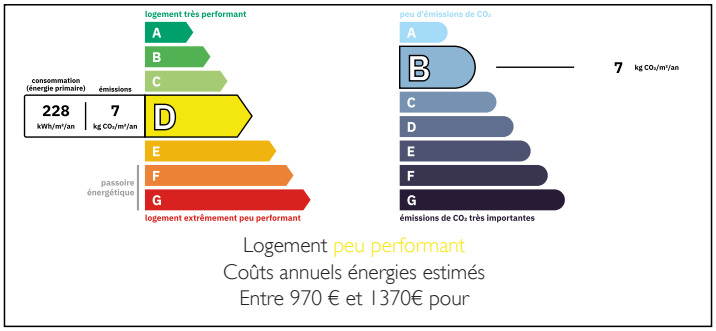
INFORMATION

Town:	Limoux
Department:	Aude
Bed:	2
Bath:	1
Floor:	51 m2
Plot Size:	0 m2

IN BRIEF

Renovated 51 m² apartment in the center of Limoux, featuring 2 bedrooms. Located in a co-op building near the main square, restaurants, and shops. Currently rented with strong rentability — an excellent investment opportunity.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 970 € et 1370€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40838COM11 Price: 58 880 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**804 EUR**

NOTES

DESCRIPTION

Located in the heart of Limoux, this beautiful 51 m² apartment offers comfort, style, and an exceptional location. The property features 2 spacious bedrooms and has been renovated, combining modern finishes with classic charm.

Situated in a well-maintained building that is part of a co-op, the apartment benefits from a friendly community atmosphere. Just a few steps from the main square of Limoux, you'll be close to restaurants, shops, and all local amenities.

Currently rented with strong rentability, this property represents an excellent investment opportunity in one of Limoux's most attractive areas. Perfect for investors or anyone seeking a low-maintenance home in the city center.

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