LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43200COM11 Price: 210 000 EUR

agency fees to be paid by the seller

Limoux Town Centre Investment Gem: 4 Apartments, Commercial Premises to Let & Rare Courtyard















INFORMATION

Town:	Limoux
Department:	Aude
Bed:	10
Bath:	4
Floor:	135 m2
Plot Size:	0 m2

IN BRIEF

Located in the heart of Limoux, this classic old rental building offers a rare blend of immediate high-yield income, full occupancy, and strong value-add potential. Comprising 4 apartments and a ground-floor commercial space, it has delivered robust returns for years despite needing modernization work. Ideal for French investors familiar with SCI structures, LMNP regimes, and long-term patrimonial strategies.

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière:	**4250 EUR**

NOTES

DESCRIPTION

Nestled on one of Limoux's prime central streets, this historic mixed-use building stands as a cornerstone investment opportunity in Occitanie's vibrant small-town market. Fully tenanted with 4 residential apartments (mix of T2, T3, T4 units) and a versatile commercial local on the street-facing ground floor, it generates strong, reliable cash flow from day one—perfect for those versed in French rental regimes. The property's petite semi-open courtyard provides rare outdoor breathing space in downtown, enhancing tenant retention and appeal.

Its location strikes the perfect balance: mere steps from Limoux's main square, restaurants, shops, and amenities for walkable daily life, yet set back just enough to avoid the buzz of live events and nightlife noise. This setup ensures low vacancy rates and steady demand from long-term renters. While the aging structure calls for targeted upgrades—think common areas, energy efficiency (DPE improvements), electricals, windows, and interiors it offers substantial upside for savvy owners. Phase in renovations to boost rents toward market levels, enhance capital value.

Whether you're parking capital in a high-yield asset via SCI, eyeing the commercial space for your own boutique/café/office venture while collecting upstairs rents, or planning a full repositioning, this building aligns with proven French investment playbooks: secure income now, value creation later.

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