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Ref: A43539COM11 Price: 159 900 EUR

agency fees to be paid by the seller

Exceptional Apartment with Large Terrace - 110 m - Limoux Center















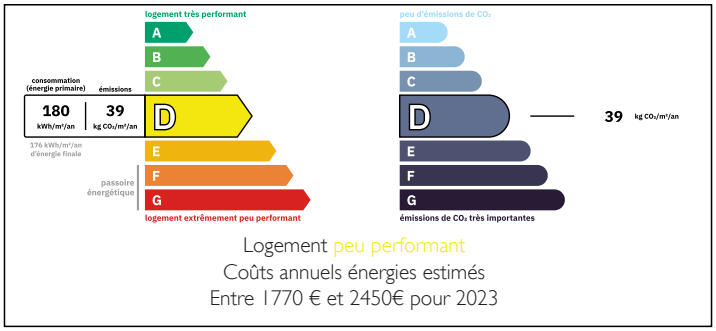
INFORMATION

Town:	Limoux
Department:	Aude
Bed:	2
Bath:	1
Floor:	110 m2
Outside Space:	70 m2

IN BRIEF

Exceptional 110 m² apartment in listed Limoux center building, steps from restaurants/shops/schools/park. 40 m² living space with pro kitchen, 2 beds/office/storage, gas heat + A/C. Stunning 70 m² private south terrace.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1770 € et 2450€ pour 2023

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

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DESCRIPTION

Prestigiously located at the heart of Limoux, steps from restaurants, shops, schools, and kids' park, this refined 110 m² first-floor apartment in a listed building offers unique city living. Fully habitable immediately, it blends elegance and functionality.

The expansive 40 m² living area captivates with volume and style, featuring an equipped kitchen with marble bar and professional-grade cooking range plus stainless steel hood. Noble materials—Crème Royal, Carrara, and Travertine marbles—grace countertops, backsplashes, bathrooms, and majestic fireplace, delivering luxury and durability.

Thoughtfully laid out with 2 bedrooms, 1 bathroom, 1 shower room, practical office, utility room, and generous dressing area. Modern comfort assured via gas central heating, reversible air conditioning, and marble fireplace with radiator circuit for year-round coziness.

A private 70 m² south-facing terrace is rare in downtown Limoux. Perfect for sunny lunches, candlelit dinners, or open-air relaxation, it extends your living space into a serene outdoor haven.

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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