LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43562COM11 Price: 55 000 EUR

agency fees to be paid by the seller

Second-floor apartment with excellent light and generous volume – perfect blank canvas for new investors or fi















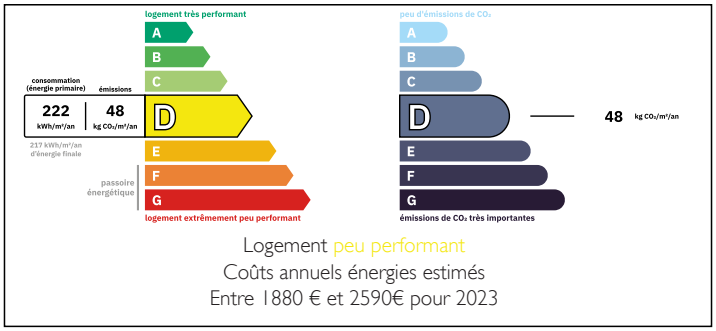
INFORMATION

Town:	Limoux
Department:	Aude
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	0 m2

IN BRIEF

Bright 2nd-floor apartment to renovate – generous volumes, excellent natural light. Ideal for new investors: major creation and value-add potential through custom works

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1880 € et 2590€ 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

Located on the 2nd floor of a well-served building, this apartment boasts beautiful natural light and spacious volumes, making it an ideal starting point for novice real estate investors or those launching their first renovation venture. The layout offers tremendous creative freedom: reconfigure rooms, optimize storage, select materials and finishes to match your vision and budget.

Large windows flood the space with light, creating an airy, welcoming atmosphere that will immediately enhance the value of your upgrades. It's the perfect entry into rental investment or primary residence ownership, with strong appreciation potential through smart renovations while keeping initial costs manageable.

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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