LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46738LAC11 Price: 172 000 EUR

agency fees to be paid by the seller

Fully Renovated Village House with Private Courtyard – 10 Minutes from Limoux







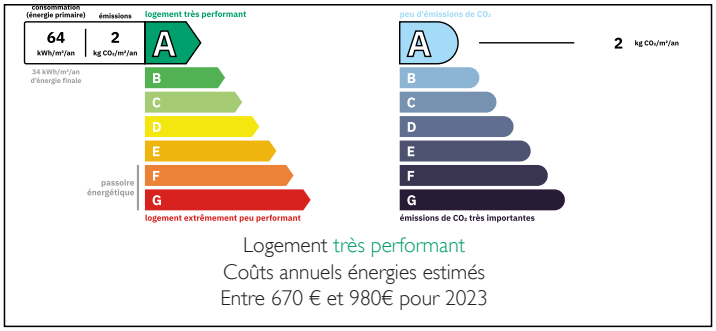








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 670 € et 980€ pour 2023

INFORMATION

Town:	Ajac
Department:	Aude
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	62 m2

IN BRIEF

Located in a peaceful village just 10 minutes from vibrant Limoux, famous for its lively Carnival and sparkling wine, this beautifully renovated home is move-in ready. From Limoux, Carcassonne and its international airport can be reached in around 30 minutes by car or train.

The ground floor offers a fitted kitchen opening onto a semi-open living area, as well as a separate WC. Quality materials have been used throughout, including travertine floors and wooden doors, while the roof and façade have also been completely renewed

The air-conditioned first floor features two bedrooms, a modern shower room with WC, and a practical laundry cupboard. The top floor offers a spacious third bedroom.

Opposite the house, a private courtyard provides

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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:	**284 EUR**

NOTES

DESCRIPTION

In a peaceful village just ten minutes from Limoux, this village house has been fully renovated and is ready to move into. The materials are of good quality, the energy rating is excellent, and a private courtyard rounds it all off nicely.

On the ground floor, the fitted kitchen opens onto a semi-open living space, with a separate WC. The renovation was done with care: travertine floors, wooden doors, and a fully renewed roof and facade.

The first floor, air-conditioned, has two bedrooms, a shower room with WC and a handy utility area. Right at the top, a large third bedroom.

Opposite the house, the private courtyard provides room to park one vehicle and leaves space to lay out a terrace in the shade of a mature tree, surrounded by beautiful old stone walls.

A viewing will tell you the rest — do get in touch to arrange one.

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