LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

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

INFORMATION

Town:	Ajac
Department:	Aude
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	70 m2

IN BRIEF

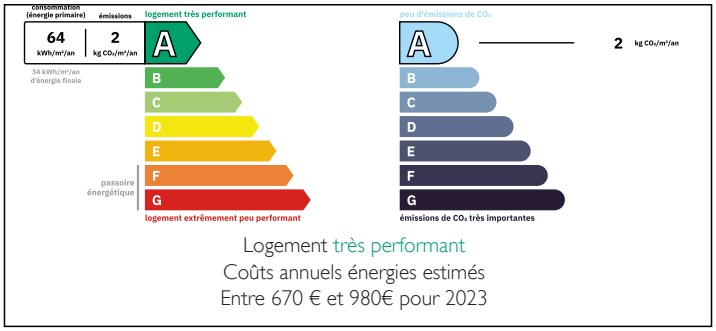
Located in a peaceful village just 10 minutes from vibrant Limoux, famous for its lively Carnival and sparkling wine, this beautifully renovated home is move-in ready. From Limoux, Carcassonne and its international airport can be reached in around 30 minutes by car or train.

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

ENERGY - DPE



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

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DESCRIPTION

A move-in ready home, perfect for settling in and enjoying the South of France.

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

LOCAL TAXES

Taxe foncière:	**284 EUR**

NOTES

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