

Traditional villa with a swimming pool

near Limoux

Limoux, Aude, Occitanie





3 Beds **2** Baths **192** sqm **610** sqm

For sale, beautiful villa with a swimming pool and views located just 5 minutes away walk from the heart of Limoux, with all amenities and services.

At a Glance

Reference	MFH-MSA84871	Near to	Carcassonne	F
Bed	3	Bath	2	F
Land	610 sqm	Pool	Yes	Ι

Price €349,000 Hab.Space 192 sqm Land Tax €3100.00

Property Description

For sale, beautiful villa set on a plot of 610 sq.m with a swimming pool located just 5 minutes away walk from the heart of Limoux, with all amenities and services.

This traditionally built house offers 192 sq.m of a living area on three levels. On the ground floor you'll find the entrance and a corridor leading to a large dining room, an office, a separate fully equipped kitchen, a separate toilet, a living room and a large living room very bright.

Upstairs, the sleeping area has three bedrooms including a master suite with dressing room, a private bathroom, a common bathroom and separate toilet. Here's there's the possibility to create the fourth bedroom or office. In the basement, 2 cellars, a wine cellar and a garden shed.

Outside, there's a charming lawned garden with a pergola, a terrace, a swimming pool with magnificent views of the Aude.

THE ACCOMMODATION

The ground floor

- Entrance 2.41 sqm
- corridor 4.83 sqm
- indendant toilet 1.14 sqm
- fully equipped kitchen 12.34 sqm
- dinning room 21.8 sqm
- living-room 97.51 sqm

The first floor

• first bedroom with dressing, shower-room and wc - 30.64 sqm

- shower-room 7.32 sqm
- second bedroom 17.98 sqm
- third bedroom that could be separated in 2 bedrooms 21.89 sqm

OUTSIDE

- Terrace
- beautiful pool with its own storage-room and automatic water-system
- direct access to river bank for fishing or doing paddle

ADDITIONAL INFORMATION

- wine cellar 8.63 / many storage rooms / bike shed
- double-glazed joineries
- town gas central heating (boiler 1995)
- insulated attic
- electricity up to standards
- internal and external alarm
- electric sliding gate
- electric shutters and wooden shutters
- automatic awning on terrace
- 8x4 swimming pool with security panel and watering.

THE AREA & ACCESS

- town-center by foot
- Carcassonne and its international airport 20 minutes

Sublime property to visit without delay! NEW PRICE!

Environment & Surroundings

Near✓Airport/Ferries?✓Near to Shops?✓Near to Schools?✓Public Transport?✓Near to a Golf✓Course?✓Lake or River View?✓

And Before You Ask

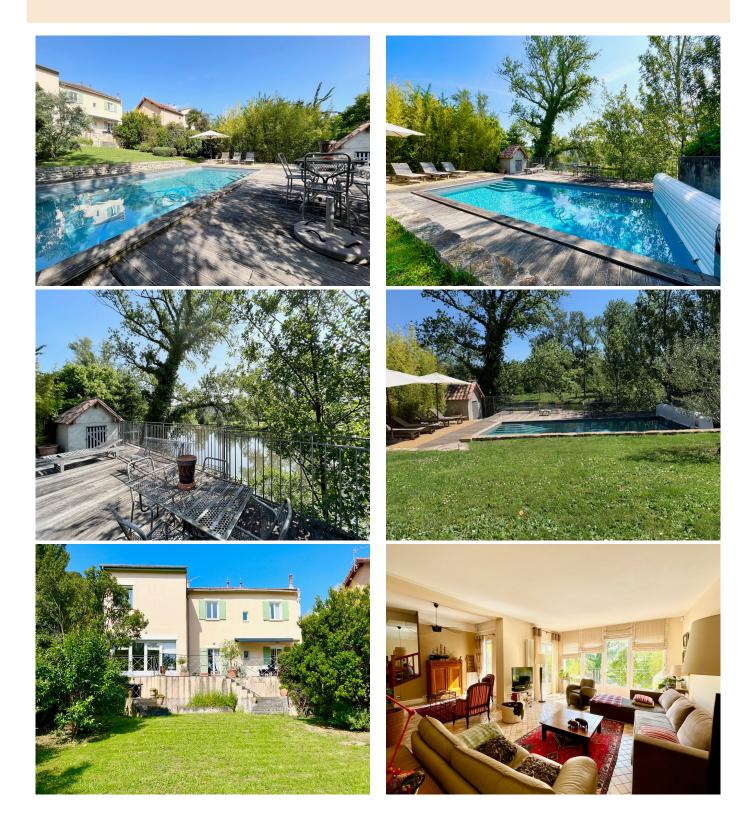
	Exposure:	North-east	
	Year of Renovation:	2004	
	Condition:	Ready to	
Condition:		move in	
	U. a. atim of Count areas	Central	
Heating System:		heating (gas)	
	Reason for selling:	Retiring	
	Currently lived in:	Yes	
	Condition of Roof:	Excellent	
		Connected	
	Drainage:	to mains	
		town system	
	Gas Supply:	Mains town	
	Land Tax:	€3100.00	

Summary		Key Information	
Property type:	House	Year Built:	1935
Bedrooms:	3	Internal Area:	192 sqm
Bathrooms	2	Land Area:	610 sqm
Price	€349,000	Floor:	1
	€349,000	Floor: Number of Fireplaces: Property Features: view and direct access to the river Aude house full of caracter lovely pool 5 minutes walk to town-center nice fireplace in big living-room	1 1
		Swimming Pool?	Yes
		Has ADSL/Broadband?	Yes
		Has Alarm	Yes

Location: Occitanie



Gallery



















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S. and L. BROWN



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