

[Click to view MFH-MSA84871](#)

## Traditional villa with a swimming pool near Limoux

Limoux , Aude , Occitanie



**€349,000**

inc. of agency fees

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

**Bed** 3

**Land** 610 sqm

**Near to** Carcassonne

**Bath** 2

**Pool** Yes

**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  
move in  
Heating System: Central  
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

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€349,000

## Key Information

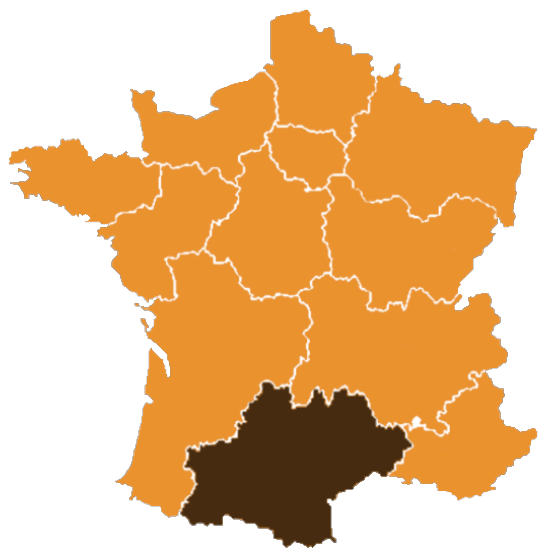
Year Built:	1935
Internal Area:	192 sqm
Land Area:	610 sqm
Floor:	1
Number of Fireplaces:	1

### Property Features:

- view and direct access to the river Aude
- house full of character
- lovely pool
- 5 minutes walk to town-center
- nice fireplace in big living-room
- bright rooms
- terrace on the garden

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

**Location: Occitanie**





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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