



## Detached Villa with Pool and Open Views



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 276,158.1

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Limoux
Ταχυδρομικός κωδικός:	11300
Δημοσιεύθηκε:	03/03/2026

### Περιγραφή:

Just minutes from Limoux, this detached villa, built in 2007, offers 89 m<sup>2</sup> of living space on a 1,450 m<sup>2</sup> plot with a swimming pool and garage. Located on the edge of the village, it enjoys a peaceful, natural setting with excellent privacy.

- Ground floor comprises: a bright, open-plan living area of over 27 m<sup>2</sup> with a pellet stove and air conditioning. A large bay window opens onto the garden and terrace. The ground floor also features a spacious open-plan kitchen of approximately 18 m<sup>2</sup> with direct access to the outside, a 10.5 m<sup>2</sup> master suite with a 3.5 m<sup>2</sup> en-suite shower room, and an attached 15 m<sup>2</sup> garage.

- Upper floor comprises: two bedrooms, a landing that could serve as an office or relaxation area, and a 4.5 sq m shower room. The layout allows for a master suite on the ground floor and a separate sleeping area upstairs.

- Outside: the 1,450 sq m plot offers ample space and a pleasant setting with a 6m x 3m swimming pool equipped with a secure manual roller shutter, an ideal terrace, a landscaped garden with rock features, and a gravel parking area.



This wine-growing village offers a peaceful lifestyle while remaining close to the amenities of Limoux.

Housing Tax 1,190.00 Euro a year.

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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Κατάσταση: Good

## **Κοινά**

Κρεβατοκάμαρες: 3

Μπάνια: 1



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Μέγεθος αυλής: 1450 τ.μ

### Utility details

Heating: Ναί

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.229.959

