



Huge Villa with Garage, Ideal Commercial Location



Info Agente

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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 263,330.73

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Limoux
Código postal:	11300
Publicado:	20/02/2026

Descripción:

REDUCED in price - Come and discover this versatile property, located in a strategic location in Limoux, ideal for professionals or for a family looking for space! Description : This spacious house of over 400 m2 includes several functional areas, with a commercial space on the ground floor, a large storage garage, a living area upstairs, as well as a workshop of over 70 m2.

This property is perfect for combining professional and personal life.

- Ground floor : A large storage garage with electric roller shutter , offering a high ceiling and a large surface area for the storage of goods, vehicles or any other professional use. This garage is a secure and practical space for professionals needing storage close to their place of residence.

- Upstairs : A spacious apartment with 4 bedrooms , a large, bright living room that opens onto a large terrace. The living space benefits from beautiful light thanks to the large windows and bay windows.

The kitchen open to the living room is also bright and gives access to the terrace, ideal for your moments of relaxation or meals outside.



Workshop : A workshop of over 70 m² , to be fitted out according to your needs. Whether for professional use or for personal projects, this additional space is a real asset This property offers numerous possibilities and is ideal for entrepreneurs or families looking for space.

Take advantage of this strategic location to combine work with a pleasant lifestyle.

- Habitable Size m² : 150 m²
- Number of Bedrooms : 4
- Number of rooms : 1.

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.

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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.

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Común

Dormitorios: 4
Baños: 1
Tamaño del lote: 150 m2

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.199.172

