



Detached Villa with Pool and Open Views



Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 276,304.17

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Limoux
Código postal:	11300
Publicado:	03/03/2026

Descripción:

Just minutes from Limoux, this detached villa, built in 2007, offers 89 m2 of living space on a 1,450 m2 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 m2 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 m2 with direct access to the outside, a 10.5 m2 master suite with a 3.5 m2 en-suite shower room, and an attached 15 m2 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, Ariege, 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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Condición: Good

Común

Dormitorios: 3

Baños: 1



Tamaño del lote: 1450 m2

Utility details

Heating: Sí

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.229.959

