



## Villa with Garage and Landscaped Garden



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+44 (1440) 820-358
Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 206,533.9

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Limoux
Código postal:	11300
Publicado:	31/03/2026

### Descripción:

Located in a quiet and pleasant setting, close to all amenities within walking distance, this detached villa offers approximately 130 m2 of living space and generous room sizes.

- Ground floor: you will find a 20 m2 garage, a laundry room, a toilet, a shower room, a kitchen, two bedrooms, and an office. The ground floor connects to the upper floor while also having its own separate entrance. Some cosmetic work is needed.

- Upstairs: a recently renovated living area includes a separate kitchen with a pantry, a large, bright 34 m2 living room, a bedroom, a modern shower room, a separate toilet, and a sunny terrace. Double glazing and roller shutters ensure comfort and energy efficiency.

The house is equipped with gas central heating.

- Outside: you'll enjoy a garden surrounding the house, complete with a well. This well is also connected to the house via a pump, allowing for the supply of water to certain appliances (such as the washing machine), a real advantage for reducing water consumption.



#### Features and Specifications:

Living area (m2): 130 m2  
Land area: 416 m2  
Number of bedrooms: 3  
Number of rooms: 5  
Number of floors: 1  
Number of bathrooms: 2  
Kitchen: Separate  
Number of garages: 1

#### Financial Information:

Sale price: €176,000  
Agency fees will be entirely paid by the seller:  
Annual property tax: €2,638

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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Común**

Dormitorios:	3
Baños:	2
Tamaño del lote:	416 m2

## **Utility details**

Heating:	Sí
----------	----

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.294.555
-----------	-------------

