



## Charming Character House In Art Deco Style With 4 Bedrooms, Veranda, Terrace And Garage On A 511 M2 Plot With Magnificent Views



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 298,795.28

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Limoux
Postcode:	11300
Geplaatst:	08-09-2025
Omschrijving:	

Large town with all amenities, located just 30 minutes from Limoux, 1 hour from the ski resorts, 1h20 from Perpignan and its airport, and 1h30 from Spain.

Charming character house built in 1945 in Art Deco style, with a living space of 163 m2, offering 4 bedrooms, a bathroom, a spacious kitchen, a living/dining room, a boiler room/summer kitchen, a veranda, a terrace, and a garage, all set on a 511 m2 plot with magnificent surrounding views !

Ground = Porch of 3.67 m2 + spacious hall of 12 m2 with ceiling fan + lounge of 24 m2 opening onto the veranda + veranda of 8.30 m2 + large kitchen of 21.32 m2 (fitted with upper and lower units, electric hob, electric oven, dishwasher, sink, original fireplace) + WC of 1.50 m2 + garage of 16.88 m2 with electric door + boiler room/summer kitchen of 17 m2 with sink/worktop/direct access to the garden.

1st = Hall of 6 m2 with ceiling fan + bedroom of 14.91 m2 with large cupboards and beautiful original wooden parquet flooring + bedroom of 15.85 m2 with large cupboards and French doors opening onto the terrace + terrace of about 10 m2 with stunning views + bathroom of 7.96 m2 (featuring original sink,



bathtub, shower, and access to the terrace) + bedroom of 16.30 m<sup>2</sup> + bedroom of 12.22 m<sup>2</sup> + WC of 2.19 m<sup>2</sup>

Exterior = Pleasant 511 m<sup>2</sup> terraced garden with breathtaking views + terrace of 10 m<sup>2</sup> on the 1st floor.

Miscellaneous = Traditional construction + mains gas central heating + on a busy road but with double glazing, so no disturbance inside the house + wooden shutters + roof in good condition + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 2330 Euros and 3200 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1770 Euros.

Price = 254.880 Euros (A delightful property ! Close to ski resorts and the Spanish border !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 74896

Property Size: 163 m<sup>2</sup>

Property Lot Size: 511 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: QL254880

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Conditie: Good

## Algemeen

Slaapkamers: 4

Badkamers: 1

Afgewerkte vierkante meter: 163 m<sup>2</sup>

Lot Afmeting: 511 m<sup>2</sup>

## Utility details

Heating: Ja



# IMLIX

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<https://www.imlix.com/nl/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.523.380

