



## Huge Villa with Garage, Ideal Commercial Location



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 263,330.73

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Limoux
ZIP code:	11300
Posted:	Feb 20, 2026

### Description:

**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 m<sup>2</sup> , 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 m<sup>2</sup> : 150 m<sup>2</sup>
- 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.

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)



## **Common**

Bedrooms: 4  
Bathrooms: 1  
Lot Size: 150 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.199.172

