



## Duplex Apartment With Garage



### Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 121,844.02

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	11240
Yayınlandı:	12.01.2026

### Açıklama:

Located in the village of Alaigne, this duplex apartment has a private independent entrance, with no common areas and no condominium fees. It consists of: 3 bedrooms measuring 20.5 m<sup>2</sup>, 10.5 m<sup>2</sup> and 10.5 m<sup>2</sup>, one of which has a built-in wardrobe, a living room / lounge of approximately 19 m<sup>2</sup>, kitchen, bathroom, finished basement with a laundry room of approximately 10.55 m<sup>2</sup>.

In addition, opposite the apartment, you have full ownership of a detached garage of 28 m<sup>2</sup> on the ground floor, with an additional level that can be converted, offering great potential (storage, workshop, possible extension).

The property is ideally located: Just 2 minutes from Belveze-du-Razes , with all shops, amenities and a school 10 minutes from Limoux , the largest nearby town, with approximately 10,500 inhabitants

Strengths: Separate entrance.

No condominium fees.

Beautiful volumes.

Garage with potential for conversion Immediate proximity to amenities.

- Habitable Size m<sup>2</sup> : 93 m<sup>2</sup>

- Number of Bedrooms : 3



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- Number of rooms : 4
  - Number of levels : 3.

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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## **Genel Bilgiler**

Yatak odası:	3
Banyo:	1

## **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

IX8.036.786

