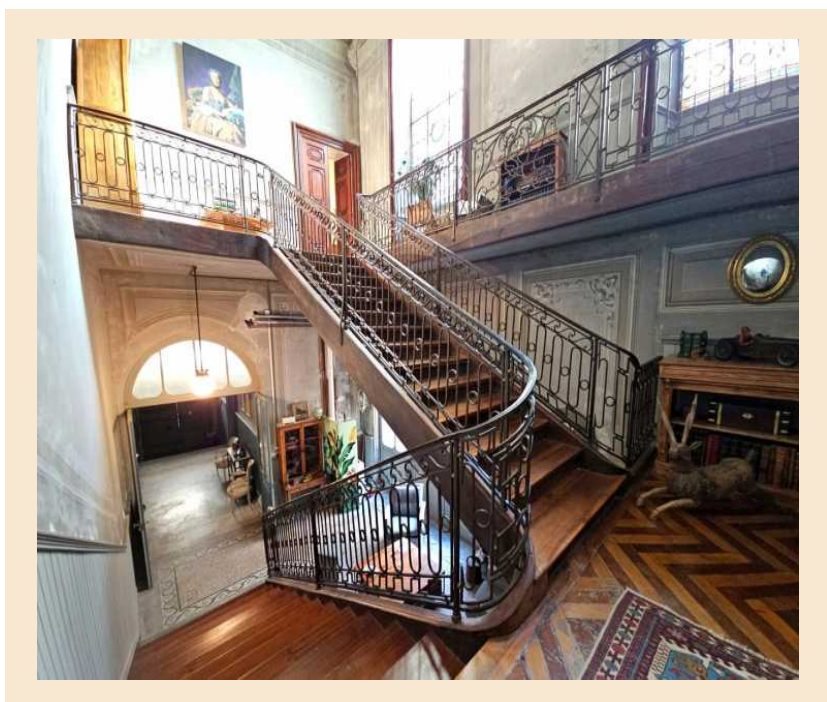


[Click to view MFH-CB84627672](#)

## Outstanding Apartment In The Heart Of Limoux

Limoux , Aude , Occitanie



**€450,000**

inc. of agency fees

3 Beds

235 sqm

**\*\* PRICE REDUCED\*\*** Behind an imposing door dating from 1647 hides this exceptional duplex of 300m<sup>2</sup> with incredible charm, a private courtyard, in a maison de maitre located in the heart of the historic...

### At a Glance

Reference MFH-CB84627672

Near to Limoux

Price €450,000

Bed 3

Pool No

Hab.Space 235 sqm

Land Tax N/A

### Property Description

**\*\* PRICE REDUCED\*\***

Behind an imposing door dating from 1647 hides this exceptional duplex of 300m<sup>2</sup> with incredible charm, a private courtyard, in a maison de maitre located in the heart of the historic city center of Limoux, a stone's throw from the shops.

Of rare elegance, this apartment has retained all its charm and character with impressive volumes, beautiful painted ceilings, original parquet floors, mouldings, stained glass windows, marble fireplaces, stunning staircase etc....

Equally offering all modern comfort thanks to its high-end features such as roller shutters, intercom, air conditioning, home automation, designer kitchen, bioclimatic terrace, etc.

This property, with refined decoration, has on the 1st level a recent kitchen, an office, a living room, two bedrooms with shower room, a bedroom with bathroom, a laundry room and a separate toilet. The adjoining rooms, with very large volumes, are extremely light and bright.

The lower level benefits from an independent private entrance, access to which is via a sumptuous classified door (with magnetic closure). It includes a large and magnificent entrance, premises that can be used commercially, a winter lounge, a quiet private and bioclimatic terrace of almost 19m<sup>2</sup> as well as a cellar.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €450,000

## Key Information

Internal Area: 235 sqm

Property Features:

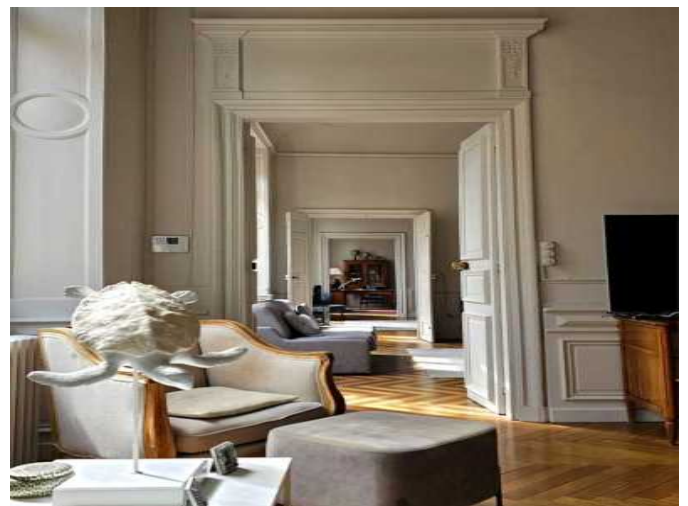
- Air-conditioning

Has Air Conditioning? Yes

## Location: Occitanie



# Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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