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Multiple apartments building in the heart of Limoux

Limoux , Aude , Occitanie



€175,000

inc. of agency fees

8 Beds

5 Baths

300 sqm

This charming 19th-century building in Limoux includes multiple apartments and a ground-floor shop, making it ideal for co-ownership or investment.

At a Glance

Reference MFH-VBLIM1

Bed 8

Near to Limoux

Bath 5

Pool No

Price €175,000

Hab.Space 300 sqm

Land Tax €4000.00

Property Description

Located in the heart of Limoux in [the Aude](#), just a stone's throw from the historic city of Carcassonne, this 19th-century cut-stone building offers a blend of charm and potential. With easy access to Carcassonne's airport, central train station, and regular flights to the UK, Limoux is a lively and festive city brimming with events and amenities. A mere 30-minute train or bus ride connects you to Carcassonne, making it an ideal

location for convenience and leisure.

Limoux serves as the technical and health hub for Aude's High Valley, ensuring that all your needs are met easily. Just a 5-minute drive away, you'll find the picturesque village of Alet-les-Bains, renowned for its beautiful spring water and inviting public swimming pool. The area is a haven for retirees, offering an exceptional quality of life, with the nearest ski resort just a 1.5-hour drive away.

The building itself is a testament to the craftsmanship of a bygone era. You'll find a spacious shop with a back room on the ground floor, perfect for a bustling business. Across the main hall, a versatile spare room awaits, easily convertible into a cosy studio. The courtyard features a former restroom and sink, adding to the property's practicality.

Ascending to the first floor, you'll discover two elegant one-bedroom apartments, each boasting a large living room with high ceilings and charming fireplaces. These sun-drenched spaces exude a sense of warmth and sophistication. The second floor houses a one-bedroom and two-bedroom apartments, both bathed in natural light. While the second floor requires some renovation, the first floor and shop are in excellent condition. Additionally, the building includes a clean and spacious cellar, perfect for storage.

Electric radiators provide heating while cooking and water heating can be powered by electricity or gas, thanks to the city's gas network. Technical reports are currently being prepared and will be available soon. The total surface area is approximately 320 square meters, though it may be even more spacious.

The current owner, an elderly lady, has decided to sell the property as she cannot oversee the renovations for the second-floor apartments. The family hopes to find a new owner or a group of co-owners who will appreciate the building's charm and potential. With four separate flats, this property offers an excellent opportunity for co-ownership, making it an attractive investment for those seeking a unique living arrangement.

The Building Consists of

The ground floor

- 1 shop, 65 sq.m
- 1 spare room, 30 sq.m
- courtyard with WC and sink

The first floor

- 1 apartment: 1 bedroom, office study, living room, bedroom, kitchen, bathroom with toilets, overlooking a courtyard, neat and sunny
- 1 apartment: 1 bedroom, 1 big kitchen, 1 big living room, 1 bathroom with toilets, neat and sunny

The second floor

- 1 apartment: 2 bedrooms, 1 living room, kitchen, bathroom, toilets, needs renovation, neat
- 1 apartment: 1 bedroom, office study, living room, bedroom, kitchen, bathroom with toilets, overlooking a courtyard, needs renovation

Additional Information

- cellars

The Area and Access

- next to weekly fresh food market
- next to all services and shops: food, winery, hairsaloon, cafés and events
- easy access to the train and buses

Don't miss out on the chance to own a piece of history in the heart of Limoux. Pictures and floor map available [on request](#).

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Lake or River View?	✓

And Before You Ask

Exposure:	East
Condition:	Good general condition
Heating System:	Electric radiators
Reason for selling:	Familial reasons
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€4000.00

Summary

Property type:	Town house
Bedrooms:	8
Bathrooms	5
Price	€175,000

Key Information

Year Built:	1880
Internal Area:	300 sqm
Floor:	3
Number of Fireplaces:	4
Property Features:	
•	Multiple apartment building
•	townhouse
•	shop
•	center of Limoux
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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