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## Traditional villa with a swimming pool near Limoux

Limoux , Aude , Occitanie



# €349,000

inc. of agency fees

3 Beds   2 Baths   192 sqm   610 sqm

For sale, beautiful villa with a swimming pool and views located just 5 minutes away walk from the heart of Limoux, with all amenities and services.

### At a Glance

<b>Reference</b>	MFH-MSA84871	<b>Near to</b>	Carcassonne	<b>Price</b>	€349,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	192 sqm
<b>Land</b>	610 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	€3100.00

### Property Description

For sale, beautiful villa set on a plot of 610 sq.m with a swimming pool located just 5 minutes away walk from the heart of Limoux, with all amenities and services.

This traditionally built house offers 192 sq.m of a living area on three levels. On the ground floor you'll find the entrance and a corridor leading to a large dining room, an office, a separate fully equipped kitchen, a

separate toilet, a living room and a large living room very bright.

*Upstairs*, the sleeping area has three bedrooms including a master suite with dressing room, a private bathroom, a common bathroom and separate toilet. Here's there's the possibility to create the fourth bedroom or office. In the basement, 2 cellars, a wine cellar and a garden shed.

Outside, there's a charming lawned garden with a pergola, a terrace, a swimming pool with magnificent views of the Aude.

## **THE ACCOMMODATION**

### **The ground floor**

- Entrance - 2.41 sqm
- corridor - 4.83 sqm
- indendant toilet - 1.14 sqm
- fully equipped kitchen - 12.34 sqm
- dinning room - 21.8 sqm
- living-room - 97.51 sqm

### **The first floor**

- first bedroom with dressing, shower-room and wc - 30.64 sqm
- shower-room - 7.32 sqm
- second bedroom - 17.98 sqm
- third bedroom that could be separated in 2 bedrooms - 21.89 sqm

## **OUTSIDE**

- Terrace
- beautiful pool with its own storage-room and automatic water-system
- direct access to river bank for fishing or doing paddle

## **ADDITIONAL INFORMATION**

- wine cellar 8.63 / many storage rooms / bike shed
- double-glazed joineries
- town gas central heating (boiler 1995)
- insulated attic
- electricity up to standards
- internal and external alarm
- electric sliding gate

- electric shutters and wooden shutters
- automatic awning on terrace
- 8x4 swimming pool with security panel and watering.

## **THE AREA & ACCESS**

- town-center by foot
- Carcassonne and its international airport 20 minutes

***Sublime property to visit without delay! NEW PRICE!***

## Environment & Surroundings

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

## And Before You Ask

Exposure:	North-east
Year of Renovation:	2004
Condition:	Ready to move in
Heating System:	Central heating (gas)
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€3100.00

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€349,000

## Key Information

Year Built:	1935
Internal Area:	192 sqm
Land Area:	610 sqm
Floor:	1
Number of Fireplaces:	1

### Property Features:

- view and direct access to the river Aude
- house full of character
- lovely pool
- 5 minutes walk to town-center
- nice fireplace in big living-room
- bright rooms
- terrace on the garden

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

**Location: Occitanie**



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**C. BAUER – Sunday Times**

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