

# French Properties

## ONLINE

Price on application

4 bedroom house

Surface : 190 m<sup>2</sup>

Surface of the land: 1580 m<sup>2</sup>

Year of construction: 2009

Exposition: south

View : open

Kitchen: : fitted kitchen

Hot water: electric

Heating: Heat pump

Inner condition: excellent

External condition: good

**Features:**

pool, calm, air conditioning, shops at walking distance, double glazing, alarm, fireplace, Aucun vis à vis

4 bedroom

1 terrace

2 bathrooms

3 WC

1 garage

2 parkings

Energy class (dpe): C

Emission of greenhouse gases (ges): A

Document non contractuel

09/01/2026 - Prix T.T.C



### House 906 Limoux

LIMOUX Stunning villa located west of Limoux, offering breathtaking views of the valley and mountains. Nestled between the Canal du Midi, Carcassonne, and the Pyrenees, between Andorra and the Mediterranean. The house was built in 2009 on a former vineyard, on a 1,580 m<sup>2</sup> plot. The house measures 190 m<sup>2</sup> and has a living space of 141 m<sup>2</sup>. It features a large, comfortable kitchen with a dining area, open to the living/dining room with a modern Scan fireplace. Four bedrooms, two bathrooms, and three toilets. Laundry/storageroom and a separate garage and 2 parking spaces. Five double doors lead from the spacious living room and kitchen to the terrace that wraps around the house on three sides, where a pergola, arches, and awnings provide cosy relaxing spots. The house was built by its Norwegian owners, who used it as a second home. It has a well-maintained 12 x 6 m saltwater pool, which was renovated in 2024 with new lining. The pool is surrounded by a tiled terrace, enhancing the property's appeal. The garden, with its cypress and olive trees, includes a pétanque court and is beautifully planted with vegetation suited to the Mediterranean climate. A new wastewater disposal system will be installed before handing over the keys. Rainwater is collected in an

