

**380 000 €**

**Contact agency**

**Mauroux Immobilier**

9 impasse Didier Daurat

11300 Limoux

04 68 20 25 15 / alexandre@mauroux-immo.fr

**For sale villa**

**4 rooms**

**Surface : 128 m²**

**Surface of the living : 54 m²**

**Surface of the land : 1500 m²**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : NEW**

**External condition : NEW**

**Couverture : tiling**

**Features :**

POOL, pool house, Bedroom on ground floor, double glazing, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : A**

Document non contractuel

04/05/2025 - Prix T.T.C



### Villa BALADIN LOT 1 Limoux

Turnkey house of 100.92 m² living space and its 39.87 m² terrace with stunning views. Kitchen living room of 45.90 m² with air conditioning, pantry, bathroom, separate WC, master suite with shower room On a plot of land with a total area of approximately 1500 m² House under construction, delivery in March 2024. Included : - Connection and development tax - White paint - Floor tile - Ground - Fencing - Electric shutters In the town of Limoux with all amenities (shops, school, doctors,) Come and visit it by making an appointment.

**Fees and charges :**

**380 000 € fees included**

