

## Price on request

### Contact agency

**Scandimmo (Europimmo Consulting)**  
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### For sale house

5 rooms

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

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

Year of construction : 2009

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

### Features :

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, ALARM, fireplace, No opposite

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 underground tank connected to the garden irrigation system. The property is fenced. The villa is a 15-minute walk from the heart of the charming village of Limoux, located in the Aude valley at the gateway to the Eastern Pyrenees.



Limoux is a small town in the Aude department, in the Occitanie region of France. It is located in the Aude valley, at the gateway to the Eastern Pyrenees. The town has a rich history and is known for its medieval architecture, including the 12th-century church of Sainte-Marie and the 13th-century castle. The town is also known for its wine, particularly its rosé wine. The surrounding landscape is beautiful, with rolling hills and vineyards. The town is a popular destination for tourists, particularly during the summer months. It is also a popular destination for cyclists, as it is located on the Canal du Midi cycle route. The town is also known for its festivals. It offers many restaurants and cafés. Several picturesque villages lie nearby in stunning scenery, making this an exciting region to explore on foot, by bike, or by car. Access and distances: D 118 from Carcassonne, 25 km. By car: Andorra 130 km, Barcelona 330 km, Bordeaux 340 km, and Saint-Sébastien 400 km. The Mediterranean Sea is reachable within an hour. Toulouse Airport (Blagnac): 110 km. Ryanair flies to Carcassonne.

Fees and charges :