Price on request

Contact agency

Scandimmo (Europimmo Consulting)

950 route des colles

06410 Biot

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For sale house

5 rooms

Surface : 190 m²

Surface of the land : 1580 m²

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

29/01/2026 - 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 m² plot. The house measures 190 m² and has a living space of 141 m². 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.

festivals. It offers many restaurants and cafes. 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 :