

275 000 €

Contact agency

Scandimmo

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For sale house

7 rooms

Surface : 173 m<sup>2</sup>

Surface of the land : 958 m<sup>2</sup>

Year of construction : 1950

View : Campagne

Hot water : Thermodynamique

Inner condition : a refresh

External condition : GOOD

Features :

CALM, fireplace

4 bedroom

2 terraces

2 bathrooms

2 WC

3 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

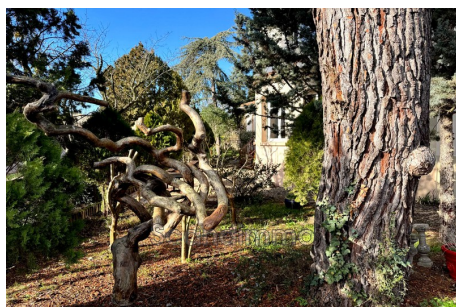
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14/03/2025 - Prix T.T.C



## House limoux

MAGNIFICENT PROPERTY IN A BEAUTIFUL PEACEFUL VILLAGE In the small village of La Digne d'Amont, just 10 minutes from Limoux, this warm and exceptional artist's house awaits its new owner. Description: Exterior stairs lead to a small covered porch which leads to the entrance hall. To the right is the large living room with a beautiful fireplace. To the left is a large dining room with entrance to the kitchen with its beautiful tiles, and a pantry. From the kitchen you access the recent part of the house, a bright living room with many windows and a magnificent wooden ceiling, and panoramic views of the garden. Two French windows on each side lead outside: one leads to the back of the house, towards the terrace and the land behind the house. The other leads to the front garden. Toilets and a shower room are at the foot of the stairs. The staircase leads to the 2nd floor with a beautiful, charming hardwood floor. Two large bedrooms on the left side, one with a fireplace. To the right, another large bedroom with a fireplace. There is also a storage room. Finally, a small bedroom/office and a bathroom and a WC. Attic with access through a hatch. The 1950s house is structurally in very good condition, but needs a bit of updating and a few licks of paint in some rooms. The bathroom should also be updated. The beautiful living room behind the kitchen was added in 2010. The whole house is equipped with recent double glazing, Heat pump. In the garden, you will find everywhere small sheltered



from the fortress of Carcassonne and 30 minutes from Lac de Montber, a popular place for swimming. This rare house is only 10 minutes by car from Limoux and its shops, restaurants, exhibitions and museums.

Fees and charges :

275 000 € agency fees 4,75% à the responsibility of the buyer included