



**MAUROUX**  
GROUPE IMMOBILIER

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**375 000 €**

**Buying villa**

**4 rooms**

**Surface : 128 m<sup>2</sup>**

**Surface of the living : 54 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Features :**

Piscine, 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

08/09/2024 - Prix T.T.C



### Villa BALADIN LOT 1 Carcassonne

Turnkey house of 100.92 m<sup>2</sup> living space and its 39.87 m<sup>2</sup> terrace with stunning views. Kitchen living room of 45.90 m<sup>2</sup> with air conditioning, pantry, bathroom, separate WC, master suite with shower room On a plot of land with a total area of approximately 1500 m<sup>2</sup> 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 :

375 000 € fees included

