



**MAUROUX**  
GROUPE IMMOBILIER

☎ 04 68 20 25 15

✉ alexandre@mauroux-immo.fr

www.mauroux-immo.fr

**440 000 €**

**Buying villa**

**6 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 1980 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

4 bedroom

1 terrace

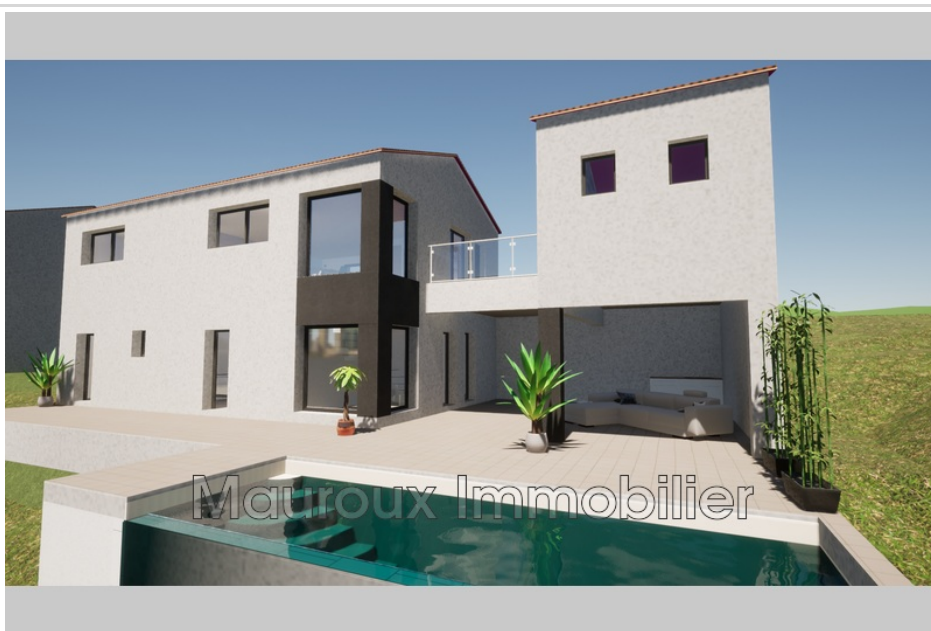
1 bathroom

1 shower

2 WC

1 garage

1 parking



### Villa BALADIN LOT 4 Limoux

Turnkey house of 125.28 m<sup>2</sup> living space and its 42.22 m<sup>2</sup> terrace with stunning views. Kitchen living room of 43.94 m<sup>2</sup> with air conditioning, 4 bedrooms including a master suite with shower room, pantry, bathroom, separate WC and garage On land with a total area of approximately 1980 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 :

440 000 € fees included

Document non contractuel

27/07/2024 - Prix T.T.C



Mauroux Immobilier



Mauroux Immobilier - 9 impasse Didier Daurat - 11300 Limoux

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

RCS 413 069 188

Code NAF 4110A - SIRET 413 069 188 000 55 - RCS Carcassonne - Document non contractuel - \*prix F.A.I.