



**MAUROUX**  
GROUPE IMMOBILIER

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www.mauroux-immo.fr

**440 000 €**

**Buying villa**

**6 rooms**

**Surface : 158 m²**

**Surface of the living : 60 m²**

**Surface of the land : 1980 m²**

**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 m² living space and its 42.22 m² terrace with stunning views. Kitchen living room of 43.94 m² 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 m² 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

30/04/2025 - Prix T.T.C



Mauroux Immobilier - 9 impasse Didier Daurat, 11300 Limoux

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Document non contractuel - Barème des prix disponible sur notre site internet