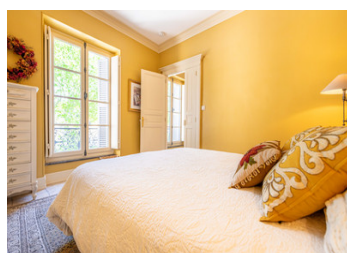
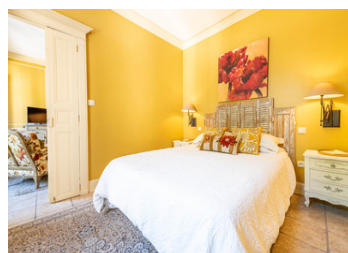


Carcassonne's Jewel: Luxurious & Fully Furnished Apartment near Square Gambetta in the South of France

EXCLUSIVE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	1
Bath:	1
Floor:	42 m2
Plot Size:	0 m2

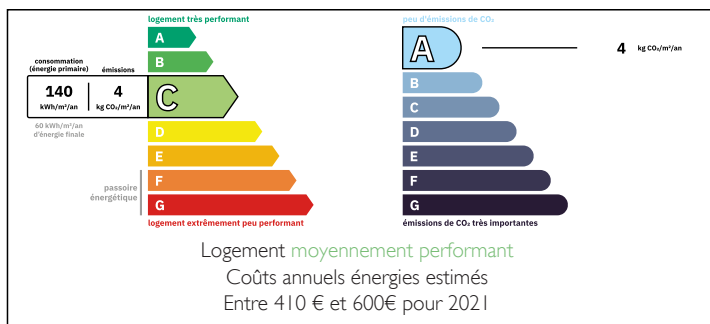
IN BRIEF

UNDER OFFER: Discover the perfect balance between urban vitality and tranquility in this apartment nestled in the heart of Carcassonne, just steps away from Square Gambetta. Enjoy the comfort and peace offered by this residence equipped with double glazing and double shutter blinds, ensuring optimal insulation.

Recently renovated, this upscale accommodation benefits from reversible air conditioning for optimal living conditions throughout the year and is sold fully furnished, allowing you to settle in without delay.

A bright 27-square-meter living-dining area provides a welcoming space for relaxation or entertaining. The bedroom, measuring 10.27 square meters, is quiet and thoughtfully arranged, featuring a closet for convenient storage. The modern bathroom, measuring 4.75 square meters, with its walk-in shower, completes this harmonious setting, offering

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	788 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Immerse yourself in the heart of the city with this charming and conveniently located apartment. This light-filled haven offers the perfect blend of comfort and modern amenities, ideal for those seeking a low-maintenance lifestyle in a vibrant urban center.

Step into a Bright Oasis

The moment you enter, you'll be greeted by a spacious and airy living area, perfect for unwinding after a day of exploring the city's vibrant offerings. Curl up on the comfortable seating with a good book, enjoy a cup of tea or simply relax bathed in the warm natural light.

Unleash Your Culinary Creativity

Whip up delicious meals in the modern kitchen. The electric cooktop and oven provide ample space for culinary endeavors, whether it's a quick breakfast or a gourmet dinner for two. Effortless cleanup is ensured with the dishwasher, allowing you to focus on enjoying your creations. The well-stocked kitchen includes all the necessary cookware and dish-ware, so you can move right in and start cooking.

Relaxation Awaits

The comfortable bedroom offers a peaceful retreat for a restful night's sleep. Tastefully furnished, it provides a haven of relaxation after a day of exploring the city's cultural gems.

The modern bathroom features a spacious walk-in shower, a vanity sink, and a toilet, providing a refreshing start to your day or a relaxing way to unwind after exploring the city.

Modern Conveniences for Everyday Comfort

The in-unit laundry ensures effortless laundry care with a full-size washer and dryer. The apartment is fully air-conditioned, ensuring year-round comfort.