

**** UNDER OFFER **** Large 3 storey house for renovation, in great central location. Many development options.



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	170 m2
Plot Size:	0 m2

IN BRIEF

Right in the heart of the walled town lies this large 3 bedroom house, with additional space that would make an apartment for tourist rentals. Some work has been done on the roof and the electrics, and with renovation this could be a great property with good income potential.

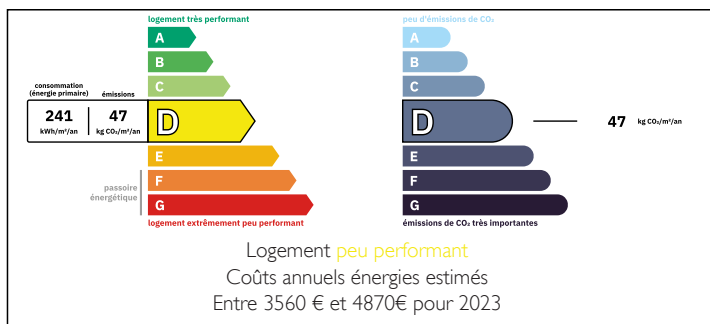
The living space is on the first and second floors and includes sitting room with balcony, dining room, kitchen and study, 3 bedrooms and bathroom.

On the ground floor is the garage and 2 additional rooms, with conversion potential.

The property is just around the corner from the Town Hall, and a couple of minutes' walk from the lively Place Carnot.



ENERGY - DPE



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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.



DESCRIPTION

This is a fantastic chance to pick up a large property in the centre of the Bastide, in a popular visitor location, for a very reasonable price. It was fully renovated in the 1980's, so it is now ready for another update.

The front door leads into the tiled entrance hall with an impressive staircase sweeping up to the first floor. On this level is a reception room and WC, leading to the garage with vaulted ceiling, a large store room and access to the cellar. This part of the property could be converted into a separate apartment without having any adverse impact on the main part of the house.

The first floor comprises the kitchen, dining room, with study off, and a spacious living room with access to a balcony and small store room.

On the second floor are the 3 bedrooms, bathroom and WC, along with a laundry room and another balcony.

The property was re-roofed in the 1980's. The electrics on the ground floor have recently been brought up to date, but the electrics on the first and second floors will require work. The property could be transformed with some redecoration, and the kitchen and bathroom would benefit from modernisation.

This is a very spacious property which would lend itself to conversion into a number of rental apartments.

Room sizes

Entrance hall: 8m²

Reception room: 18m²

Garage: 28m²

Store room: 21m²

Sitting room: 25m²

Dining room: 21m²

Kitchen: 10m²

LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES