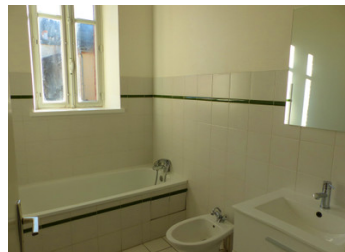


UNDER OFFER Budget buy in a tourist hotspot! Apartment close to the medieval cité of Carcassonne. Great view.



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	1
Bath:	1
Floor:	47 m ²
Plot Size:	0 m ²



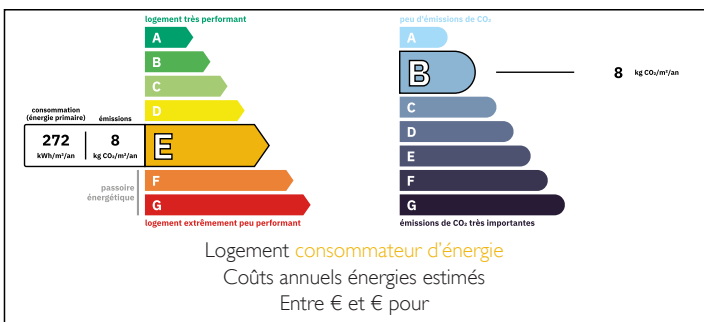
IN BRIEF

This peaceful apartment offers an investor the opportunity to acquire a rental property in an exceptional location close to the medieval cité, and the popular Rue Trivalle.

Recent electrics. Immediately habitable.

Priced to sell it would be a great investment opportunity to rent full-time or as a short-term tourist rental.

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.



DESCRIPTION

What better location to profit from the tourist trade in the world renowned medieval cité of Carcassonne?

Tucked away across a quiet square behind the lively Rue Trivalle, only a few hundred metres from the walls of the medieval cité, lies this apartment ready to be rented out. This is a great budget buy which could bring in a good rental income all year round.

The apartment is on the first floor, entered via an outside staircase and a communal entrance lobby. Once inside, the living room with large picture window offers superb views of the cité. There is a cosy mezzanine bedroom, a kitchen, bathroom and separate WC.

There is also a third share of the cellar, useful for storage (5m2 approx).

Medieval Cité - 400m

Carcassonne airport - 5km

Carcassonne railway station - 2,3km

Narbonne Plage (Mediterranean) - 74km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 964 EUR

Taxe habitation: EUR

NOTES