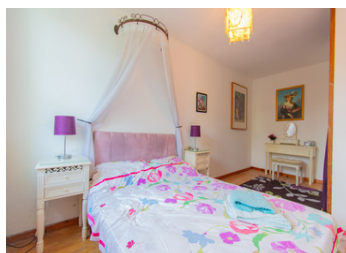


****UNDER OFFER **** 1 bed apartment in the centre of Carcassonne with Views on to Place Carnot



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	1
Bath:	1
Floor:	38 m2
Plot Size:	0 m2



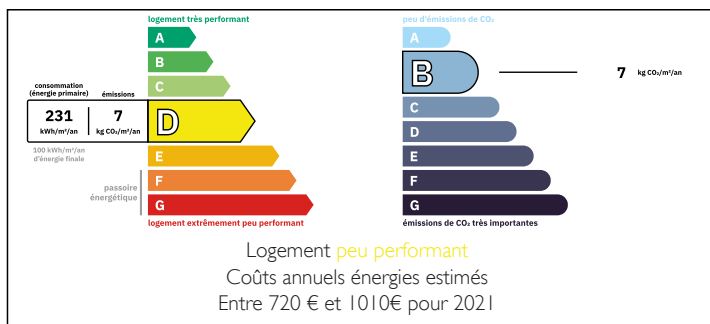
IN BRIEF

This beautifully positioned apartment offers an enchanting view over a picturesque and lively square, bustling with vibrant bars, cozy cafes, and charming restaurants. The square below, with its cobblestone paths and colorful awnings, serves as the heart of the local community, offering a lively atmosphere that can be enjoyed from the comfort of your own space.

Whether you're sipping your morning coffee as the sun rises or unwinding with a glass of wine in the evening, the sights and sounds from the square add a dynamic and authentic touch to your stay.

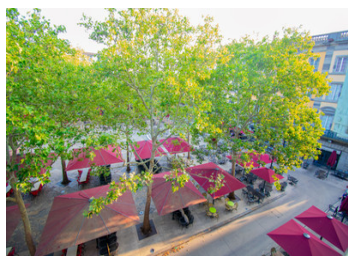
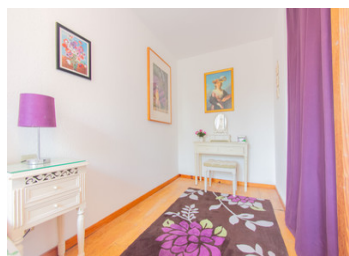
This apartment is not just about the view—it's the perfect base for a holiday. Its central location ensures that everything you need is within easy reach, whether you're looking to explore the historic sights, indulge in local cuisine, or simply soak up the vibrant culture that Carcassonne has...

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: 771 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming top-floor apartment is perfectly situated in the heart of Carcassonne, offering a comfortable and thoughtfully designed living space ideal for a holiday retreat. The apartment spans a total area of 38.5 square meters, with each room meticulously laid out to maximize comfort and functionality.

Upon entering, you are greeted by a well-proportioned living area of 17 square meters, which seamlessly combines a cozy lounge space with a modern kitchen and dining area. The kitchen is equipped with all the necessary amenities, making it easy to prepare meals, while the lounge area provides a relaxing spot to unwind after a day of exploring the historic city. Three large windows flood the space with natural light and offer picturesque views over Place Carnot, adding to the apartment's charm.

The bedroom, measuring 12.5 square meters, is spacious enough to accommodate a double bed, a built-in wardrobe, and additional furniture. It is a tranquil retreat, ensuring a restful night's sleep. The bathroom, which is 4 square meters, is conveniently designed to house both a shower and a toilet, ensuring practical use of space without compromising comfort.

Additionally, there are two small storage rooms located near the entrance, perfect for stowing away luggage, outdoor gear, or other essentials.

The apartment's location is unbeatable, with Carcassonne Airport just a 10-minute drive away and the train station a mere 10-minute walk. The city's shops, bars, and attractions are all within easy walking distance, making this an ideal base for exploring the rich history...