

At the Foot of the Cité de Carcassonne : 4 bedrooms house with a garden, Live the French Dream & Invest



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	281 m2



IN BRIEF

A spacious home with a private garden at the foot of one of France's most visited landmarks... tempting, isn't it?

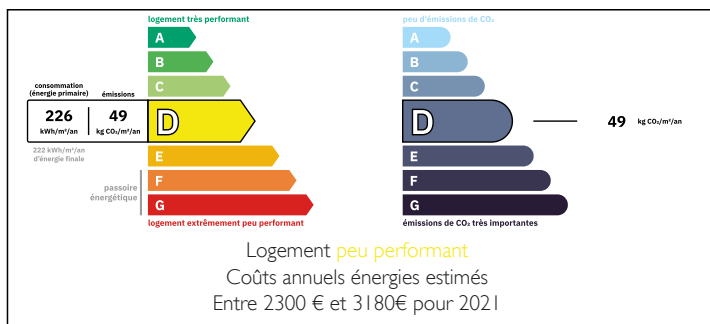
Whether you're looking for an investment, a holiday home or a family property full of character, this charming house just steps from the Medieval Cité offers both historic charm and modern comfort.

Recently renovated, the house has retained its authentic features: a beautiful façade, original fireplace, exposed beams and decorative cement tiles.

The ground floor features an open-plan living space with a large contemporary kitchen and central island, leading directly to a secluded garden, a utility room and a veranda with a spa.

Upstairs, you'll find 4 air-conditioned bedrooms with lovely original tiles, and a spacious bathroom with both shower and bathtub.

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

Located at the foot of the Medieval Cité of Carcassonne, this unique property invites you to experience something truly special.

Picture yourself enjoying breakfast on the peaceful terrace, relaxing in the secluded, tree-filled garden, then strolling to the city centre market on foot. Here, a quiet and charming lifestyle blends perfectly with the vibrancy of one of France's most iconic landmarks.

From your bed, you can admire the majestic silhouette of the Cité. From the garden, you'll enjoy the calm and privacy of a green oasis with no overlooking neighbours. The neighbourhood, steeped in history, is among the most sought-after in Carcassonne.

Layout and surface areas:

Carrez surface: 164 m² (Ground floor 85 m² + First floor 79 m²)

Veranda: 15 m²

Convertible attic: 19 m² (with windows, electricity, and over 1.80 m ceiling height)

The roof has recently been checked, and the walls and ceilings freshly repainted.

Ground floor:

A cosy living room with a stone fireplace leads to a spacious open-plan kitchen with central island — an ideal space for gathering with family or friends. The kitchen opens directly onto the terrace and a private, leafy garden.

There's also a shaded pergola and a workshop.

A small lounge or office space connects to the heated veranda, featuring a spa area with shower — the perfect wellness corner, usable even during the colder months, with a view over the garden.

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES