

Ref: A33207LAC11

Price: 395 000 EUR

agency fees to be paid by the seller

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







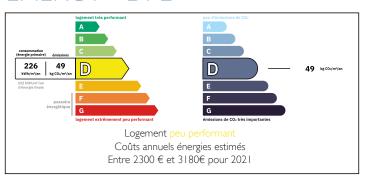








### **ENERGY - DPE**



## 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.

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.



LEGGETT

IMMOBILIER INTERNATIONAL

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# LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

## 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 m<sup>2</sup> (Ground floor 85 m<sup>2</sup> + First floor 79 m<sup>2</sup>)

Veranda: 15 m<sup>2</sup>

Convertible attic: 19 m<sup>2</sup> (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.

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr