

UNDER OFFER Spacious 5 bedroom house with potential studio to create in Les Capucins district of Carcassonne.

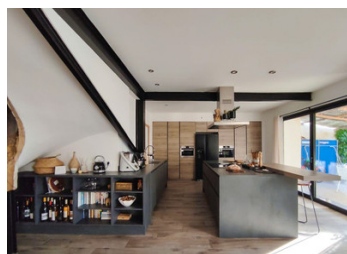


INFORMATION

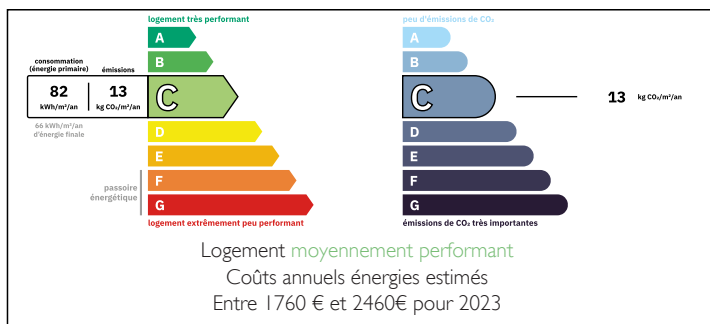
Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	150 m2

IN BRIEF

This grand 5 bedroom character property in the Les Capucins district of Carcassonne is ideally located to enjoy the best of city life whilst still being close to nature. Located in the city of Carcassonne with its international airport and stunning fortress with UNESCO World Heritage Site status. Offering the possibility of a spacious family home or chambres d'hotes business this property enjoys private parking in the double garage and boasts a great pool set within a secluded garden with trees and shrubs, Minutes walk from the city centre and its many shops, bars and restaurants and offering great transport links to explore the south west of France and only a 2 hour drive from the Spanish border. The Mediterranean beaches are a 45 minute drive and the nearest ski resorts are a 1 hour drive.



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

Enter from the street into grand hallway of 14.9m², leading to a vast 68.25m² open plan lounge/kitchen/diner with full length windows opening onto the garden and pool. Access from the hallway into the 34m² double garage. Just inside the front door is a separate space to finish as a rental with a 19m² room and 8m² potential bathroom.

Staircase to first floor:

Grand Master suite of 41m² with en-suite bathroom of 11m². WC. Bedroom 2 14.25m², bedroom 3 14.5m², bedroom 4 11.4m² and bedroom 5 11.9m². Bathroom of 3.9m².

Attic space to finish.

Established garden with pool.

Many original features and flooring throughout. Don't miss out on the opportunity to purchase what is a stunning family home or potential rental business in a lively city of south west France!

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

LOCAL TAXES

Taxe foncière: 4000 EUR

Taxe habitation: EUR

NOTES