

**UNDER OFFER - Bright 1 bedroom apartment renovated with an unobstructed view of the Pyrenees**

**EXCLUSIVE**

visuel non contractuel



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	1
Bath:	1
Floor:	55 m2
Plot Size:	0 m2

## IN BRIEF

Discover this bright one-bedroom renovated apartment, on the 2nd and last floor, offering an unobstructed view of the Pyrenees in the center of Carcassonne.

Well-designed, it features spacious rooms and a modern ambiance. The open kitchen leads into the living area and is fully equipped, while the bedroom offers a generous space with a built-in wardrobe.

The charming bathroom includes a skylight, adding an extra touch of natural light.

Its location is ideal, close to the city center and with public transport at the foot of the building.

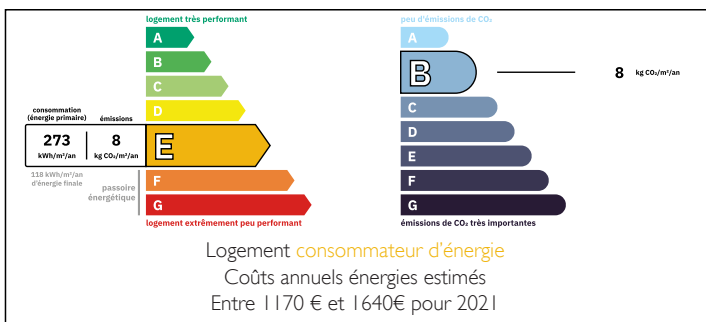
The sanitary fittings, faucets, radiators, and water heater are new.

You can also acquire a second T2 on the same floor,

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.

## ENERGY - DPE





## LOCAL TAXES

Taxe foncière:	1257 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This beautifully renovated apartment combines modern style with everyday comfort. Ready to welcome its new occupants, it is perfect for immediate move-in or as a turnkey rental investment.

### A Thoughtful Renovation

Every detail has been carefully considered: elegant décor and functional amenities ensure a comfortable living experience. No work needed—just move in!

### Key Features:

**Prime Location:** Just steps from the city center, close to shops, schools, and essential services.

**Excellent Accessibility:** Public transport at the foot of the building for stress-free commuting.

**Spacious Layout:** A well-designed apartment with a bedroom featuring a built-in wardrobe.

**Modern Comfort:** Recently renovated with high-quality materials and double-glazed windows for peace and quiet, despite its street-facing orientation.

**Additional Opportunity:** Option to acquire a second one-bedroom apartment on the same floor!

### An Ideal Rental Investment

With its strategic location and appealing features, this apartment offers an excellent rental investment opportunity, with an estimated gross return of 7.8%.

### An Ideal Location in Sunny Occitania

Located in the heart of Carcassonne, this apartment enjoys a privileged position in the sunny south of France. The vibrant Bastide center is full of shops, restaurants, and cultural activities, all just a stone's throw away. The train station is just an 11-minute walk, and the bus stop is right at the foot of the