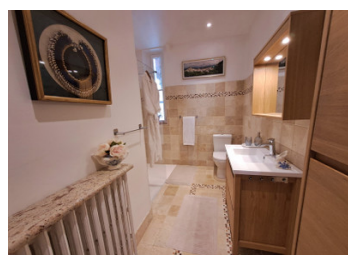
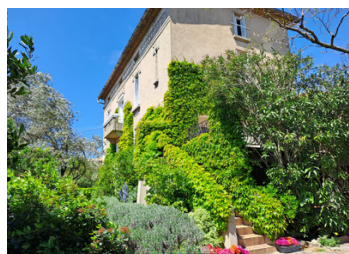
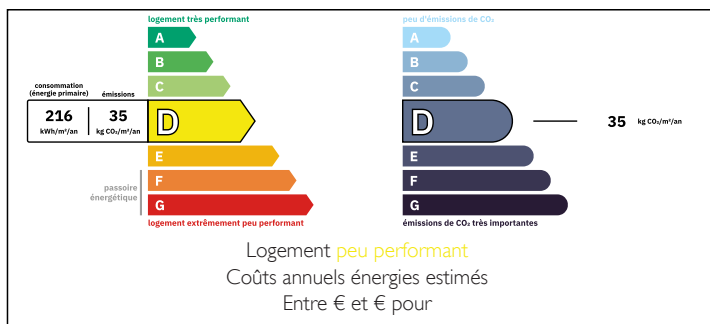


The best view in town? Impressive 1930's property, stunning outlook, versatile accommodation, income potential

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	6
Bath:	3
Floor:	320 m2
Plot Size:	815 m2

## IN BRIEF

A unique property, with an exceptional view, full of character, including an independent ground floor apartment, large family home on floors 1 & 2, with attic space for conversion.

Set in a quiet residential area, with garden and terrace, garage and off-street parking.

Accommodation comprises, on the ground floor: Entrance hall, workshop, table-tennis room, store rooms and boiler room. The independent apartment (80m2) has a sitting room, kitchen / dining room, bedroom, and shower room.

On the first floor (120m2) is a bright sitting / dining room with access to the terrace, fully fitted kitchen, laundry room, library, study, bedroom and shower room.

On the second floor (120m2) is a second sitting /

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: 5900 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This well-maintained character property was built in 1930, and was occupied by the same family for 78 years, before the current owners bought it in 2018. It combines modern convenience with traditional styling and craftsmanship, and could lend itself to a variety of uses.

The first and second floors could be used as a 5 bedroom family home, or each floor could be independent.

The attic is large enough to create another apartment, from which some of the best views of Carcassonne would be enjoyed.

An independent one-bedroom apartment, with wheelchair access, is found on the ground floor.

In the late 70's this large home was significantly remodelled and upgraded, adding the dining terrace with table-tennis room below, along with the garage, boiler room and reinforced concrete footings.

The home offers lots of light from the many south-facing windows, plenty of parking in a safe, quiet neighbourhood, an abundance of storage, a nearby commercial centre, and a large garden with space for a pool or hot tub. Add to this what must surely be some of the best views in Carcassonne, and you have an exciting opportunity to own a unique and inspiring property!

In detail, the accommodation is as follows:

### Ground floor

Impressive wooden front door leads into the entrance hall (8m<sup>2</sup>), with staircase to the upper floors.

Workshop (7m<sup>2</sup>), table-tennis room (17m<sup>2</sup>), store rooms (27m<sup>2</sup>) and boiler room (13m<sup>3</sup>).

Independent apartment, with private wheelchair access, comprising sitting room (20m<sup>2</sup>), kitchen / dining room (27m<sup>2</sup>), bedroom (19m<sup>2</sup>), shower room (4m<sup>2</sup>)...