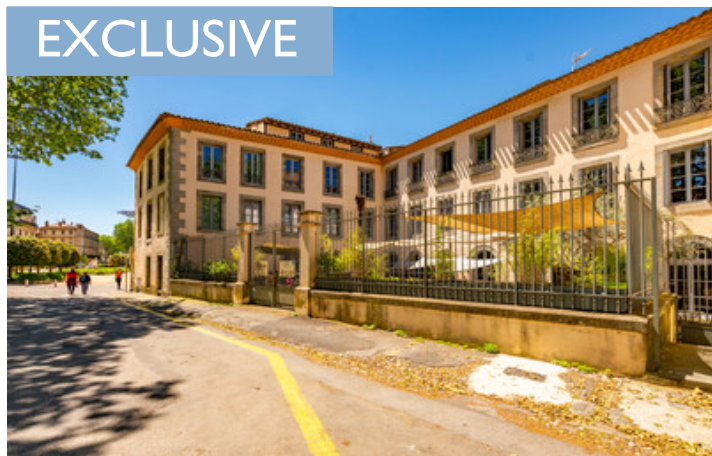


## Chic City Retreat: Elegant Two-Bedroom Furnished Apartment near Square Gambetta in Central Carcassonne

EXCLUSIVE

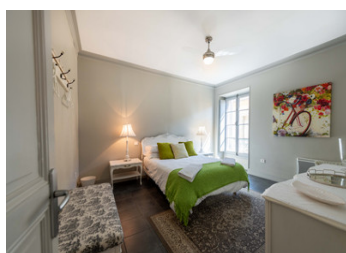


## INFORMATION

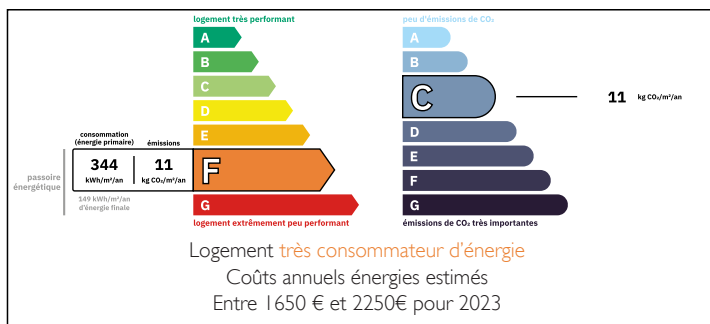
Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	0 m2

## IN BRIEF

UNDER OFFER!! Ideally located in the heart of Carcassonne, just steps from the sought-after Square Gambetta, this elegant 62m<sup>2</sup> furnished apartment beautifully blends modern comfort with timeless charm. From the moment you enter, you're welcomed by a bright and inviting living space, perfect for relaxing or entertaining. The fully equipped contemporary kitchen, complete with a central island, will delight cooking enthusiasts. Two tastefully decorated bedrooms offer peaceful retreats for restful nights, while the sleek, modern bathroom with a walk-in shower adds a refined touch. A practical laundry area is also included. For parking, both a public lot and a multi-level garage are conveniently located just across the street. The building features secure access for added peace of mind, and its prime location means you're perfectly placed to enjoy the city's boutiques, cafés, restaurants, and vibrant atmosphere.



## 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.



## LOCAL TAXES

**Taxe foncière:** 1092 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Discover modern comfort blended seamlessly with classic charm in this stylish, fully furnished 62m<sup>2</sup> apartment, ideally positioned near Carcassonne's popular Square Gambetta. Designed for easy living, this bright and welcoming home offers both convenience and luxury in one of the city's most desirable neighbourhoods.

### Welcome to Your Urban Sanctuary

Upon entering, you'll immediately notice the spacious, sunlit living area—an inviting space designed for both relaxation and entertainment. Settle into comfortable seating to unwind after a day exploring Carcassonne's vibrant culture or enjoy intimate gatherings with friends.

### A Chef's Delight

The contemporary kitchen, complete with a central island, inspires culinary adventures. Equipped with a sleek electric oven, built-in microwave, electric cooktop, and dishwasher, preparing meals—from leisurely brunches to elegant dinners—is effortless. Fully stocked with quality cookware and tableware, the kitchen is ready for your next gourmet creation from day one.

### Restful Nights Await

Two thoughtfully decorated bedrooms provide peaceful retreats, ensuring restful nights after days spent enjoying the city's attractions. Tastefully appointed and comfortably furnished, each bedroom is a private haven perfect for relaxation.

### Refresh and Revitalize

The modern bathroom features a generously sized walk-in shower, stylish vanity sink, and a convenient toilet, making mornings invigorating and evenings soothing after your daily adventures.