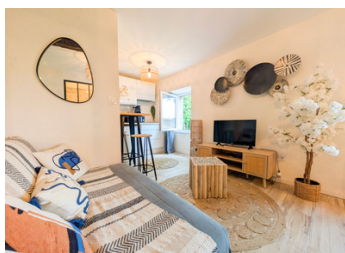


Footsteps from Carcassonne's cité – 4 flats, ideal rental investment or pied-à-terre with extra space



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	4
Floor:	122 m2
Plot Size:	9 m2

IN BRIEF

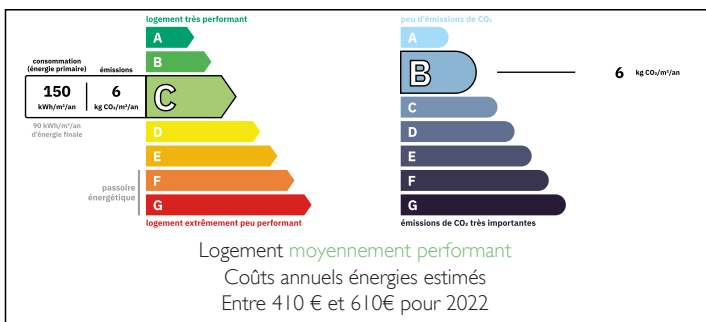
UNDER OFFER - Carcassonne's Medieval City, listed as a UNESCO World Heritage Site, welcomes over 2.4 million visitors each year between April and October, with another peak in December. Just steps away, this charming income-generating property boasts an unbeatable location for investment.

It includes 2 one-bedroom apartments and 2 studio-style units, all fully furnished, well-designed, and tastefully decorated, ideal bases for exploring the city. One unit enjoys a lovely 9 m² terrace.

A 30 m² commercial space on the ground floor remains to be developed, offering excellent rental potential. Income figures from the past three years, floor plans and videos are available on request.

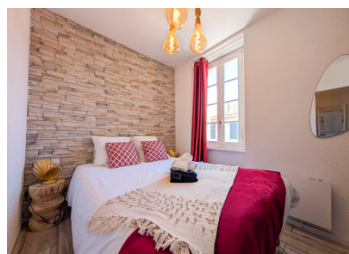
A turnkey investment with exceptional location, renovated façade, revised roof, DPE rating C, and a trusted property manager already in place.

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

This attractive investment property stands out not only for its proximity to Carcassonne's world-renowned medieval citadel, but also for the quality of the renovations and the smart, functional layout throughout.

The four furnished apartments have been designed with comfort and practicality in mind, offering a warm and inviting atmosphere for guests or medium-term tenants. Every detail has been considered to make each space feel like a home, stylish, cosy, and easy to maintain.

Currently rented on a short-term basis, each apartment is fully equipped with crockery, kitchen utensils, appliances (fridge, microwave, kettle, coffee machine, toaster), and a television, ready to welcome guests from day one.

On the first floor, one of the units enjoys a rare privilege in the historic centre: a 9 m² private terrace, ideal for al fresco breakfasts or unwinding with a glass of wine after a day exploring the city. Another apartment offers direct views of the medieval cité, open the window, and you're face-to-face with one of France's most iconic landmarks.

Upstairs, two additional units follow the same logic: well-appointed, stylish, and optimised for guest comfort, right down to the last detail.

And there's still more to unlock: on the ground floor, a 30 m² street-facing space remains to be developed. With high visibility and foot traffic, it's the perfect spot for a small business, boutique, café, gallery, or even a creative live/work conversion. A valuable asset with strong income potential.

A location with unmatched appeal
Carcassonne is one of the most visited towns in France, attracting an...

LOCAL TAXES

Taxe foncière: 2431 EUR

Taxe habitation: EUR

NOTES