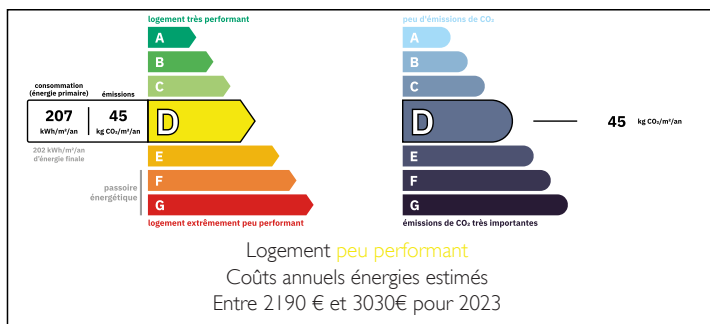


Town house with courtyard at the foot of the Cité - 3 bedrooms and + potential

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	83 m ²
Plot Size:	13 m ²

IN BRIEF

Looking for a sunny pied-à-terre, a rental investment, or a charming family home? Nestled in one of the most pleasant neighbourhoods of Carcassonne, this characterful house is ready to welcome you, and can even be sold furnished!

On the ground floor, a spacious living room leads to a fully equipped kitchen with dining area, a utility/laundry room, and a lovely flower-filled courtyard, perfect for enjoying the sunny days in peace.

Upstairs, you'll find 3 bedrooms (one currently used as a workshop), a retro-style bathroom with bathtub, bidet, and separate toilet.

The partially converted attic space (an extra 40 m²) includes a large bedroom and a shower room with toilet.

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

Welcome to Carcassonne, a city of timeless charm nestled in the heart of the Occitanie region. Famous for its breathtaking medieval Cité, a UNESCO World Heritage Site, Carcassonne attracts visitors from around the world with its fairy-tale turrets, cobbled streets, lively festivals, and rich history. Beyond the fortified walls, the Canal du Midi offers peaceful strolls and boat rides under the southern sun.

With its own international airport (just 10 minutes from the city centre), Carcassonne is easily accessible from the UK and across Europe, perfect for holidays, remote work or relocation. The surrounding region is a treasure trove of vineyards, markets, lakes, and rolling countryside, offering an exceptional quality of life in a warm and welcoming atmosphere.

Whether you're dreaming of a holiday home, a peaceful retirement, or a lifestyle change in the South of France, Carcassonne is an unbeatable base, full of character, well-connected, and truly unique.

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

LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES