

## Elegant renovated property in carcassonne



## INFORMATION

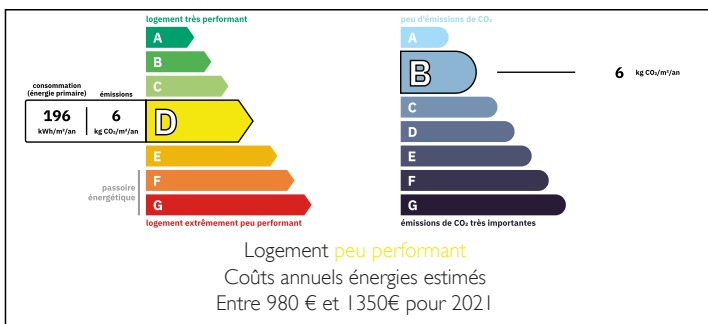
Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	0 m2



## IN BRIEF

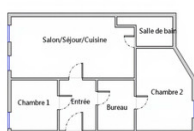
Charming 2-bedroom home in the heart of historic Carcassonne, featuring an original stone wall, freshly painted interiors, a separate kitchen, a recently renovated bathroom and toilet, a hallway, and a flexible office or creative space. A perfect mix of historic charm and modern comfort.

## 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

In the heart of historic Carcassonne, this charming two-bedroom residence offers the perfect blend of timeless character and modern comfort. The home features an authentic stone wall that serves as a stunning focal point, a nod to the region's architectural heritage. Every corner of this property has been thoughtfully maintained, including a recent fresh coat of paint throughout, giving it a bright and revitalized feel.

The layout is both practical and inviting: two cozy bedrooms provide restful retreats, while a separate, well-equipped kitchen makes meal preparation a pleasure. The bathroom is clean and functional, toilette for added convenience Recently renovated. A welcoming hallway leads you through the home, and a versatile space—ideal as a home office or creative space—offers flexibility to suit your lifestyle needs.

Whether you're looking for a peaceful permanent home, a lock-and-leave pied-à-terre, or a smart investment in one of France's most picturesque cities, this Carcassonne gem combines historic charm with everyday livability.

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Co-owned building of 1 units  
Provisional annual charges: 900€

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

## LOCAL TAXES

**Taxe foncière: 1378 EUR**

**Taxe habitation: EUR**

## NOTES