

At the foot of the Cité Médiévale! Furnished 3-bedroom house, air-conditioned, ready to move in or rent

EXCLUSIVE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	84 m ²
Plot Size:	0 m ²

IN BRIEF

Just steps from the majestic Medieval Cité, this furnished 3-bedroom house is a true gem, ready to welcome its new owners or tenants.

On the ground floor, you enter a warm and inviting living area with wooden paneling and a modern open-plan kitchen with dining space, highlighted by a beautiful stone wall.

Upstairs, there are 2 cozy bedrooms, one with a large closet, and a practical bathroom with toilet, washing machine, and dryer.

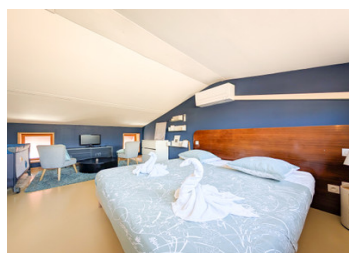
The top floor features a spacious 21 m² (floor area) attic bedroom offering a unique panorama of the Cité, visible directly from your bed!

Reversible air conditioning throughout the house ensures perfect comfort even during the summer months.

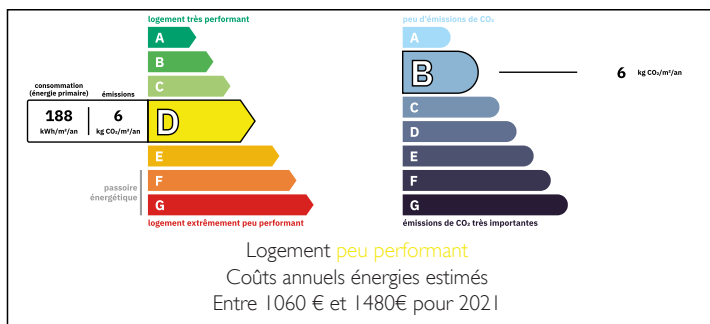
Free on-street parking and a large parking lot just 2

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.



ENERGY - DPE





DESCRIPTION

Location and Setting

Situated at the foot of the majestic Medieval Cité of Carcassonne, a UNESCO World Heritage site, this house enjoys an exceptional location. The town center is within walking distance, offering shops, restaurants, and all essential services nearby.

Transport and Accessibility

Carcassonne is well connected by road and rail. The SNCF train station provides easy access to Toulouse, Narbonne, Perpignan, and Béziers. Carcassonne Airport (CCF) serves several destinations across Europe, including:

United Kingdom: London Stansted, Manchester, Bournemouth

Belgium: Brussels Charleroi

Ireland: Dublin, Cork

Portugal: Porto

Italy: Cagliari (Sardinia)

Morocco: Tangier

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES

The motorway allows you to reach Toulouse in 1 hour, Narbonne in 40 minutes, Perpignan in 1h30, and Spain (Barcelona) in around 3 hours.

Region and Leisure

The Occitanie region offers an exceptional quality of life: Mediterranean beaches are less than 1h away, and the Pyrenees are just 2 hours away for hiking, skiing, and outdoor activities. The Minervois and Cabardès vineyards, medieval bastides, and local markets add charm and authenticity to everyday life. Carcassonne is also a major cultural and tourist hub, attracting over 2.5 million visitors each year.

Investment and Rental Potential

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