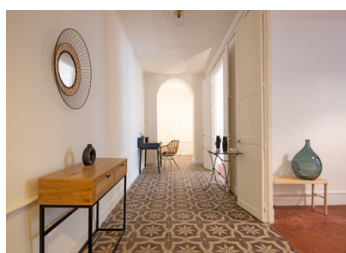


Impressive furnished 2-bedroom character apartment in the heart of Carcassonne's Bastide, with cellar



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	0 m2



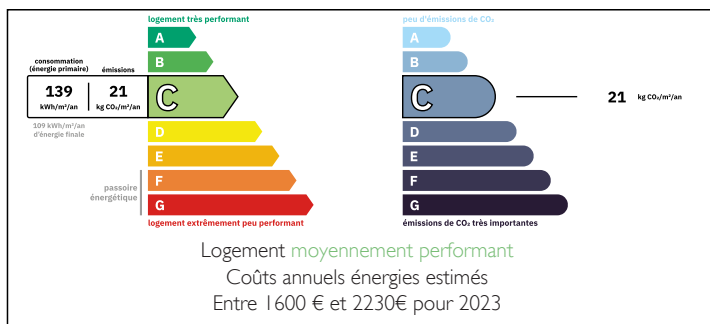
IN BRIEF

Set on the first floor of a secure period building in the heart of Carcassonne's Bastide Saint-Louis, this exceptionally spacious two-bedroom apartment combines impressive proportions with attractive original features.

The accommodation includes a bright living room, a fitted and equipped kitchen, two generous bedrooms, a bathroom, separate WC, utility room and extensive storage. High ceilings, parquet flooring and period fireplaces give the apartment considerable character.

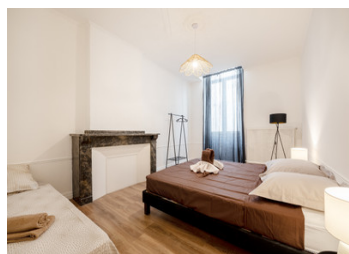
Sold fully furnished and equipped, the property is currently operated as seasonal accommodation and has reportedly generated approximately €18,000 in annual turnover. A private cellar is also included.

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: 1849 EUR

NOTES

DESCRIPTION

This elegant apartment occupies the first floor of a secure building with digicode access, ideally positioned in the centre of Carcassonne's Bastide Saint-Louis.

Shops, cafés, restaurants, the railway station and the city's historic attractions are all within easy walking distance.

Offering approximately 120 m² of accommodation, the apartment is distinguished by its generous proportions, high ceilings, parquet flooring and period fireplaces.

The accommodation comprises:

Spacious entrance hall 22 m²
Bright living room: 25 m²
Fitted and equipped kitchen: 17 m²
Bedroom one: approximately 15 m²
Bedroom two: approximately 17 m²
Bathroom
Separate WC
Utility/laundry room
Numerous built-in storage areas

A private cellar provides useful additional storage.

The apartment is sold fully furnished and equipped, making it suitable as a comfortable principal or secondary residence, or as a furnished investment property.

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