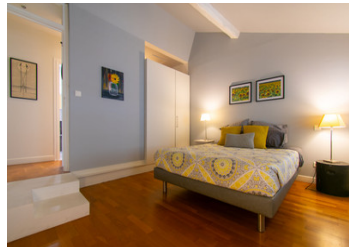


Hidden Gem in the heart of the Bastide in Carcassonne with Garage and outside area, 2min walk to place carnot

EXCLUSIVE



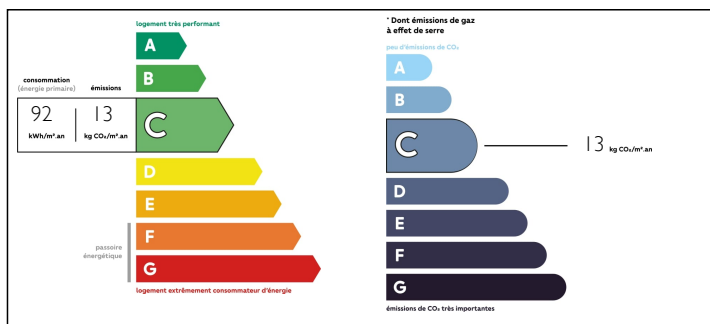
INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	50 m2

IN BRIEF

This 2 bedroom property can be found in the heart of the Bastide, with outside space and parking.. In the Centre of Carcassonne only a 2 mins walk to Place carnot, where you will find bars and restaurants. This house has no work needed at all. Move in ready, Perfect lock up and Leave Also Great investment opportunity!!

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: 2410 EUR

NOTES

DESCRIPTION

This high spec house is situated in the heart of the bastide in Carcassonne.

All amenities are within walking distance, Even the Castle is easy accessible by foot. The canal du midi is a 2 mins walk.

This house has a beautiful open plan living area, That leads out to the courtyard and you can access the garage too.

Ground floor

Large open plan living and dining area = 36m²

Kitchen = 19m²

WC = 2m²

Pantry = 4m²

Terrace 1 = 40m²

Terrace 2 = Has the fitting for water, could be used for custom made hot tub or suitable for a sauna. = 4m²

Garage with mezzanine for storage = 37m²

First Floor

Large landing / used as an office area. = 14m²

Bedroom 1 = 15m²

Bedroom 2 = 13m²

Newly renovated Bathroom = 7m²

New Roof 2018

A/C installed 2017

Double Glazing

Energy rating C

The house is a 5 mins walk to the train station of Carcassonne

If you are looking for a house that is within walking distance of shops, has outside space and a garage for parking. Then this is the perfect house for you.

More information upon request

Information about risks to which this property is