

3 bedroom House in secteur pasteur of Carcassonne. Close walk to the centre !!

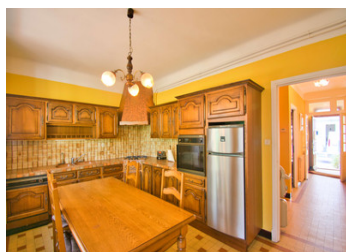


INFORMATION

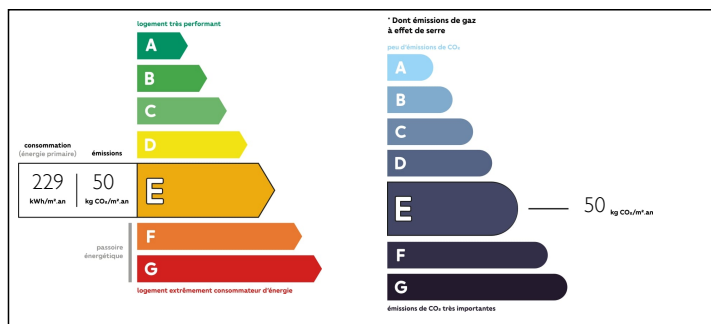
Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	189 m2

IN BRIEF

This house is situated in a calm area of Carcassonne, and is only a 20 mins walk in to centre of Carcassonne.



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

This house has both garden front and back.

Ground floor

Kitchen = 13.709m²

Living room = 30.57m²

Veranda = 25m²

Garage = 16.627m²

WC = 2.049m²

1st Floor

Bedroom 1 = 15.136m²

Bedroom 2 = 17.213m²

Bedroom 3 = 12.120m²

Bathroom = 8.849m²

Veranda = 8.849m²

Grenier/attic for storage

3 light and spacious bedrooms with parquet flooring, a veranda that could be used as a library or office space, and a family sized shower room.

This house is in need of some updating; the electrics, decorating, insulation in the roof.

There is double glazed, gas central heating, water filtration system.

More information upon Request.

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

LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES