

## French Elegance and Timeless Luxury: A Second-Story Gem in Historic Carcassonne Bastide in the South of France



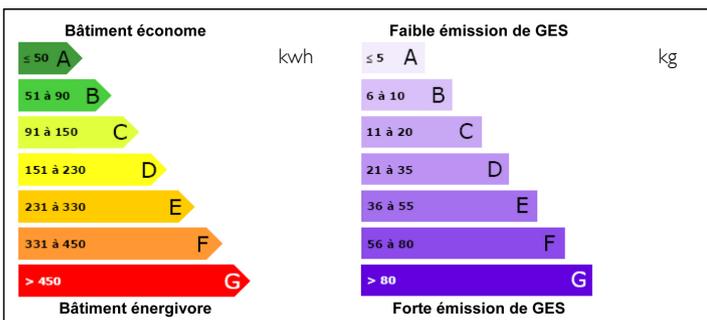
## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	155 m2
Plot Size:	0 m2

## IN BRIEF

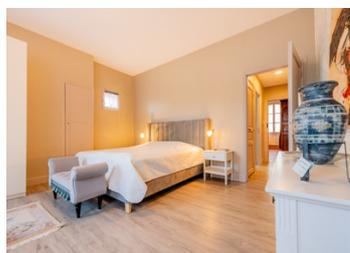
Step into a world of timeless elegance and refined luxury with this exceptional 155m2 second-story apartment nestled in the heart of Carcassonne's historic Bastide, a stone's throw from Rue de Verdun. This meticulously designed residence, dating back to the 1740s, seamlessly marries old-world grandeur with modern opulence. Boasting three exquisite bedrooms, ornate chandeliers, intricate moldings, and parquet and terracotta-tiled floors, every detail has been carefully considered to create an atmosphere of sophistication. The apartment also features an awe-inspiring gourmet kitchen fitted with high-end SMEG appliances and spacious living areas ideal for both grand entertaining and cozy evenings. You'll adore the harmoniously coexisting medieval and modern Bastide, including the iconic Carcassonne fortress within walking distance, this property offers a truly unique French living experience. In the vibrant heart of Bastide, Rue de Verdun offers restaurants, boutique shopping, and

## ENERGY - DPE



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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

Step into the epitome of French elegance and charm with this opulent second-story apartment nestled in the heart of the historic Bastide in Carcassonne, mere steps from the enchanting Rue de Verdun. Dating back to the 1740s, this residence seamlessly combines the allure of a bygone era with modern luxury living.

As you step through the doorway you are greeted by an 11.6m<sup>2</sup> hallway, adorned with exquisite terracotta floors that hint at the treasures that lie within.

The heart of this magnificent apartment unveils a stunning 32.2m<sup>2</sup> living room and dining room, where elegance and grandeur reign supreme. With lofty high ceilings accentuating the sense of space, this beautifully decorated area is a true embodiment of refined French living. Bathed in an abundance of natural light streaming through two large windows, this space exudes a warm and inviting ambiance. Recent high-quality stratified flooring graces the room, adding a touch of modernity while maintaining a classic aesthetic. Whether you're entertaining guests in grand style or savouring quiet moments, this living room is a testament to the perfect blend of luxury and comfort within this exceptional residence.

## LOCAL TAXES

**Taxe foncière: 2534 EUR**

## NOTES

The first of three sumptuous bedrooms, measuring 18.09m<sup>2</sup>, boasts parquet floors, a magnificent marble chimney, and two large windows that flood the room with natural light. The second bedroom, an expansive 22.78m<sup>2</sup> sanctuary, features not one but two windows, offering captivating views of the historic surroundings.

Prepare to be captivated by the sheer opulence of the third bedroom, spanning...