

Luxurious Maison de Maître in the heart of Carcassonne with a garden and a separate studio apartment



INFORMATION

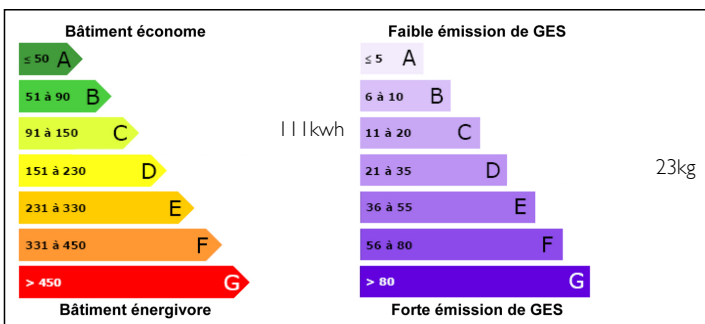
Town:	Carcassonne
Department:	Aude
Bed:	10
Bath:	10
Floor:	407 m2
Plot Size:	389 m2

IN BRIEF

Located in a desirable neighborhood of downtown Carcassonne you'll find this elegant 407m2 historical property, which has been recently renovated. It's loaded with 9 ensuite bedrooms plus an independent studio apartment, which makes this residence perfect for a large family or an investor looking to create a Chambre d'Hôtes or Boutique Hotel.



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

A luxurious blend of contemporary and Bourgeois style, this breathtaking property features gorgeous high ceilings, marble fireplaces, stunning, hand-crafted staircases, original doors, hardwood, and cement tile flooring, and many other elegant fittings.

This property also has a rare feature: a winter garden (Conservatory) dating from the 19th century.

This Maison bourgeoise is composed of:

Ground floor:

Office: 12m²

Dining room: 24m²

Living room: 13m²

Kitchen: 13m²

Bedroom with ensuite: 25m²

Laundry room: 4m²

WC: 2m²

First Floor:

Kitchen: 23m²

Living room/dining room: 25m²

Bedroom 2 with ensuite: 38m²

Second Floor:

Bedroom 3 with ensuite: 25m²

Bedroom 4 with ensuite: 21m²

Bedroom 5 with ensuite: 20m²

Third Floor:

Bedroom 6 with ensuite: 12m²

Bedroom 7 with ensuite: 18m²

Combined Bedrooms 8+9 and ensuite: 33m²

Sub-basement Apartment:

Kitchen: 9m²

Bathroom: 4m²

Bedroom: 13m²

Living room: 8m²

LOCAL TAXES

Taxe foncière: **5599 EUR**

NOTES