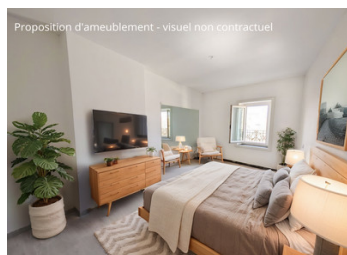


UNDER OFFER - Spacious one-bedroom apartment, fully renovated and well located in the center of Carcassonne



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	1
Bath:	1
Floor:	48.38 m ²
Plot Size:	0 m ²

IN BRIEF

Discover this charming one-bedroom apartment, fully renovated, located in the center of Carcassonne and just steps from the Bastide.

Well-designed, it offers spacious rooms and a modern atmosphere. The kitchen is fitted and open to the living area, while the 15 m² bedroom features 2 built-in closets.

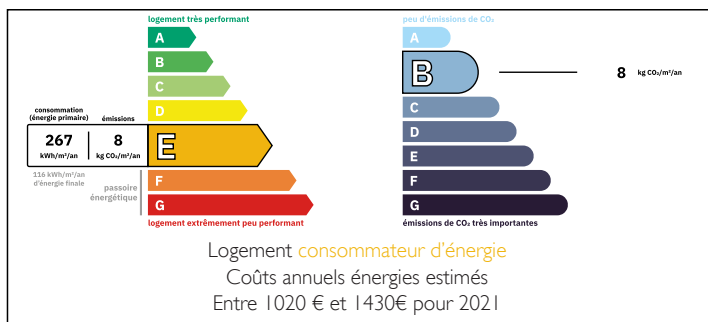
Its location is ideal: close to the city center, with public transport right at the doorstep.

The sanitary fittings, radiators, windows... are new.

You also have the option to purchase a second one-bedroom apartment on the same floor, perfect for renting both units or living in one while renting out the other!

With an estimated rental income of around €450 per month, it offers excellent potential for a rental

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: 1100 EUR

NOTES

DESCRIPTION

This beautifully updated apartment combines modern style with everyday comfort. Move-in ready, it's ideal for immediate occupancy or as a turnkey rental opportunity.

Thoughtful Renovation

Every detail has been considered, with tasteful décor and functional upgrades that ensure a comfortable living experience. No additional work required!

Key Features:

Prime Location: Steps away from the city center, conveniently close to shops, schools, and essential services.

Excellent Accessibility: Public transport right at your doorstep for stress-free commuting.

Spacious Layout: A well-designed one-bedroom apartment featuring 2 built-in closets in the bedroom.

Modern Comfort: Recent renovation using high-quality materials, and double-glazed windows ensure peace and quiet despite being street-facing.

Additional Opportunity: Can be purchased together with a neighboring 1-bedroom apartment on the same floor.

An Ideal Rental Investment: Thanks to its strategic location and attractive features, this apartment offers an excellent opportunity for rental investment, with an estimated gross yield of 7.8%.

Perfect Location in Sunny Occitanie

Situated in the heart of Carcassonne, this apartment enjoys a prime location in the sunny south of France. The vibrant "Bastide" center is full of shops, restaurants, and cultural activities, just steps from your door. The train station is a short 11-minute walk away, and the bus stop is conveniently located at the foot of the building. For travel further afield, Carcassonne Airport is easily accessible, offering connections across Europe.

Whether you're looking for a pied-à-terre in the