LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A35577JKB11 Price: 560 000 EUR

agency fees to be paid by the seller

** UNDER OFFER ** 1930 French Charmer with Breath-taking Castle Views & Income Potential

EXCLUSIVE







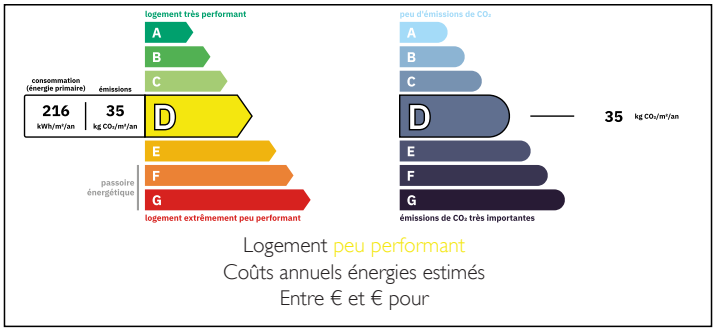








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	6
Bath:	3
Floor:	320 m2
Plot Size:	815 m2

IN BRIEF

This distinguished property captures the grace of a bygone era while embracing modern comfort.

Situated in a tranquil neighbourhood, just a short stroll from the medieval cité and the lively Bastide, it commands some of the city's most captivating views.

Its flexible layout offers multiple possibilities: a wheelchair-accessible ground-floor apartment; a luminous first floor with grand terrace and panoramic castle vistas; a second floor with four charming bedrooms and a private balcony with castle views; and a top floor awaiting transformation—perfect for an additional apartment or inspiring studio with even more spectacular views.

The enclosed garden, adorned with mature trees, offers space for a pool, complemented by generous parking and practical amenities.

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.

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LOCAL TAXES

Taxe foncière:	**5900 EUR**

NOTES

DESCRIPTION

Step into a piece of Carcassonne history. Built in 1930 and cherished by one family for nearly eight decades, this remarkable home blends the timeless craftsmanship of a bygone era with thoughtful modern upgrades. Purchased in 2018 by the current owners, it offers flexibility, character, and some of the most captivating views in the city.

Designed for versatility, the first and second floors can be enjoyed as a spacious 5-bedroom family residence or used as two independent apartments. The third floor—with soaring exposed beams—offers scope for another apartment, complete with panoramic vistas of the medieval city. On the ground floor, a fully independent, wheelchair-accessible one-bedroom apartment makes welcoming guests or generating income effortless.

In the late 1970s, the property underwent a substantial remodel, adding a sunny dining terrace with a table-tennis room beneath, a generous garage, boiler room, and reinforced concrete foundations. South-facing windows flood the home with natural light, while the peaceful neighbourhood ensures both privacy and safety.

The outdoor spaces are just as enticing: a large, fully enclosed garden offers space for a pool or hot tub and has mature trees, an automatic watering system, and rainwater collection. The garage, covered parking, and ample on-street parking add rare convenience for this prime location—just a 10-minute stroll to both the medieval cité and the vibrant Bastide. Only one mile away is a new shopping centre which adds even more convenience.

Accommodation in Detail

Ground Floor

An impressive wooden front door opens to the entrance hall (8 m²) with staircase...