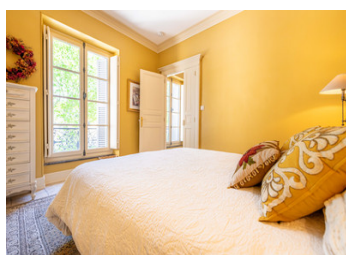
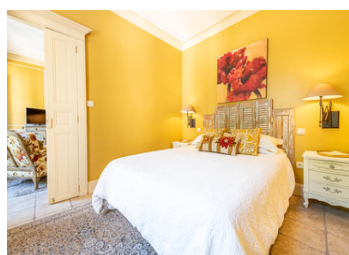
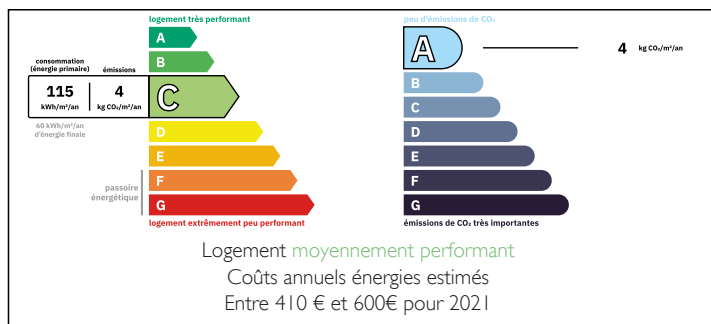


Live the South of France Dream: Turnkey Apartment Near Square Gambetta, Carcassonne

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	1
Bath:	1
Floor:	42 m2
Plot Size:	0 m2

IN BRIEF

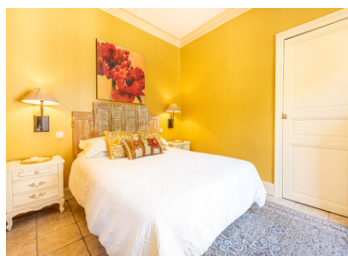
UNDER OFFER ! Step into the South of France lifestyle with this bright, fully furnished apartment in the heart of Carcassonne, just a short walk from Square Gambetta, right on one of the city's most lively streets. Cafés, restaurants, shops, and everyday essentials are all on your doorstep, so you can leave the car behind and enjoy a true walk-everywhere routine.

Inside, it's surprisingly calm and comfortable thanks to double glazing and double shutters, offering excellent insulation from the street. Reversible air conditioning keeps things pleasant year-round, and the apartment is sold fully furnished, making it an easy, turnkey option.

The layout is simple and welcoming: a 26.45 m² living space with open kitchen (Carrez), ideal for relaxing or hosting friends. The 10.15 m² bedroom is quiet and well arranged, with built-in storage. A

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: 882 EUR

NOTES

DESCRIPTION

Immerse yourself in Carcassonne life with this charming, well-located apartment that makes day-to-day living easy. Bright and comfortable, it's ideal for anyone looking for a low-maintenance home base right in the heart of the city, with modern comforts and everything within walking distance.

=> A bright living space to unwind

Step into a light-filled living area where it's easy to relax after a day in town. Whether you're enjoying a quiet evening, hosting a friend for a drink, or simply taking in the natural light, the space feels welcoming and calm.

=> A practical kitchen, ready to use

The kitchen is well set up for everyday cooking, with an electric hob, oven, and a dishwasher to keep things simple. With the apartment sold furnished, you can settle in quickly and start enjoying it straight away.

=> A restful bedroom and modern shower room

The bedroom offers a peaceful retreat for a good night's sleep. The shower room features a walk-in shower, washbasin, and WC, ideal for getting ready in the morning or winding down after a day out.

=> Everyday comfort, all year round

Reversible air conditioning ensures comfort in every season, and the in-unit laundry adds extra convenience for longer stays or full-time living.

=> Easy parking nearby

Public parking is available close by, and there's a multi-storey car park directly opposite the building with economical monthly options.

=> Secure access

The building benefits from a secure entry system.

With shops, cafés, restaurants, markets, and transport all close at hand, this is a great opportunity