LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42513AGU11 Price: 165 000 EUR

agency fees to be paid by the seller

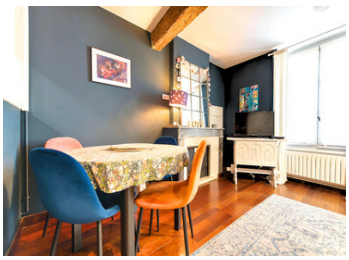
Charming 4-Storey Townhouse with Storefront in Carcassonne's Bastide Saint-Louis, Steps from Place Carnot

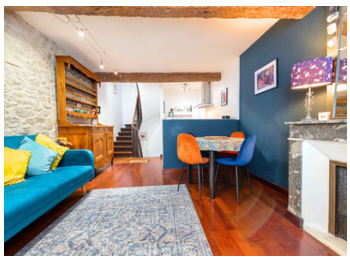
EXCLUSIVE







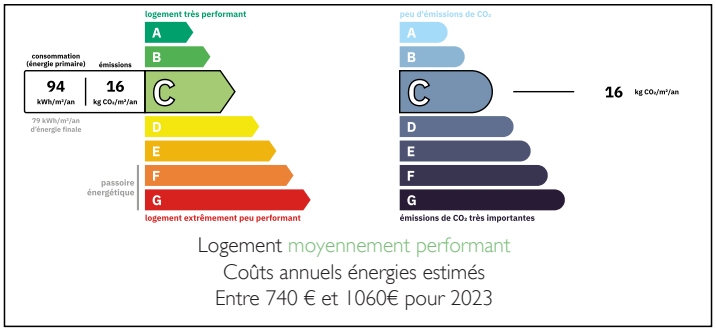








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 740 € et 1060€ pour 2023

INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	2
Floor:	92 m2
Plot Size:	0 m2

IN BRIEF

Located in the heart of Carcassonne's highly sought-after Bastide Saint-Louis, just 300 metres from Place Carnot, this charming 4-storey townhouse with an independent storefront offers a great mix of town-centre convenience and investment potential.

The house (71.51 m²), arranged over the upper floors, is ready to enjoy immediately. Furniture, fixtures, fittings and appliances are negotiable. It features an open-plan kitchen/living area with a decorative marble fireplace, two spacious bedrooms, two washrooms and two WCs within the living accommodation.

At street level, the independent 20.44 m² storefront includes its own WC and offers real flexibility, ideal for a boutique, studio, office, consulting space or additional rental opportunity, subject to the necessary permissions.

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:	**1926 EUR**

NOTES

DESCRIPTION

Located in the heart of Carcassonne's lively and highly sought-after Bastide Saint-Louis, just 300 metres from Place Carnot, this 4-storey property offers a rare opportunity to combine town-centre living with flexible residential and commercial potential.

The property has a total surface area of 91.95 m², comprising an independent storefront of 20.44 m² on the ground level (rez-de-chaussée / ground floor) and a house of 71.51 m² arranged over the three floors above. Furniture, fixtures, fittings and appliances are negotiable, allowing buyers to adapt the property to their intended use.

Layout (French levels with US equivalents in parentheses)

Ground level:
An independent storefront of 20.44 m², free of occupation, comprising a front area of 6.75 m², a rear room/office of 11.31 m², and a WC with hand basin and storage (2.38 m²). This space lends itself to a variety of uses such as a boutique, studio, gallery, office or consulting room, subject to the necessary authorisations.

1st Floor (US: 2nd floor):
The main living level, featuring an open-plan kitchen/living room of 23.93 m². The room is enhanced by an attractive marble fireplace (decorative, non-functional), adding character to the space.

2nd Floor (US: 3rd floor):
A first bedroom of 14.62 m², with a bathroom on this level and a separate WC.

3rd Floor (US: 4th floor):
A second bedroom of 13.85 m², along with a shower room and WC, offering good separation between sleeping areas.