LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42545BK11 Price: 435 000 EUR

agency fees to be paid by the seller

Exceptional Character Duplex with Terraces in Central Carcassonne















INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	2
Floor:	272 m2
Plot Size:	0 m2

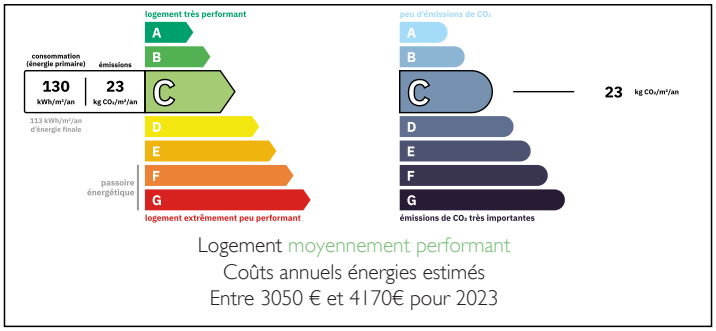
IN BRIEF

Located in the heart of Carcassonne, within a character building, this 272 m² duplex apartment occupies the second and third floors and offers a rare city-centre lifestyle. Bright and spacious, it features original parquet flooring and a refined blend of period charm and contemporary comfort.

The first level includes a generous reception lounge, an independent kitchen, three bedrooms, a bathroom and a separate WC.
The upper floor, accessible via an internal staircase or an independent entrance from the communal stairwell, is almost arranged as a second apartment. It offers a second living room currently used as a games room with a billiard table, a bedroom, a bathroom, a utility room and an additional room used as a home gym, which could serve as a fifth bedroom. Two private terraces complete this level.

A cellar, loft, outbuilding and easy nearby parking complete this rare property, ideal as a family home or an elegant city residence.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3050 € et 4170€ pour 2023

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:	**4040 EUR**

NOTES

DESCRIPTION

Set behind an elegant façade in the historic centre of Carcassonne, this exceptional duplex apartment immediately reveals a rare sense of space, calm and light. Occupying the second and third floors of a character building, it offers 272 m² of living space and a highly flexible layout, with each level enjoying a degree of independence while forming a coherent and elegant whole.

The first level is organised around a generous 22 m² entrance hall, which leads naturally to the main living areas. The independent kitchen measures 26 m² and provides a true everyday living space. The 36 m² reception lounge is filled with natural light and showcases the apartment's generous volumes and original parquet flooring, creating a warm and refined atmosphere.

This level also includes three bedrooms. The principal bedroom measures 22 m² and benefits from its own 5 m² dressing room. The two further bedrooms, measuring 15 m² and 17 m², are currently opened to each other via an archway, creating a bedroom and adjoining sitting or study area. As each room has its own independent entrance, it is entirely possible to reinstate the partition wall and create two separate bedrooms if required. A 6 m² bathroom, a separate WC 1.3 m² and a 4.5 m² corridor complete this floor.

The upper level, accessible either via an internal staircase or through an independent entrance from the communal stairwell, is almost arranged as a self-contained second apartment. It offers a spacious 36 m² living room, currently set up as a games room with a billiard table, a 25 m² fourth bedroom, a 9 m² bathroom, a 6 m² corridor, a 7 m² laundry room and an additional 11 m² room currently used as a home gym, which could easily serve as a fifth bedroom. A 24 m² loft provides further storage or potential for additional...