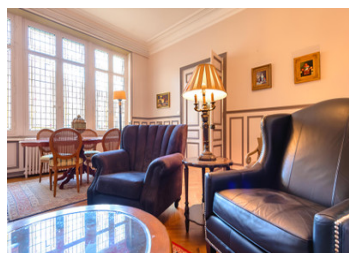
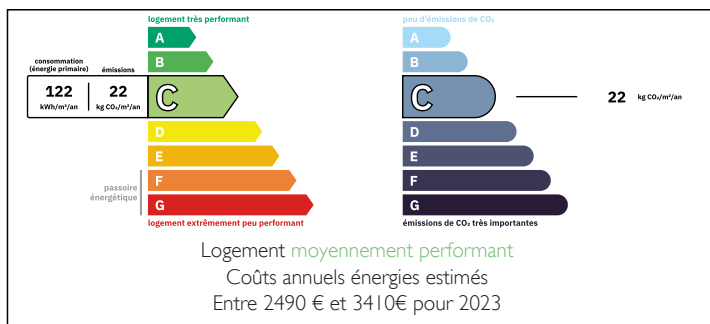


Elegant Bourgeois Apartment in the Heart of Downtown Carcassonne - Historic Charm & Refined Living in France

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	1
Floor:	221 m2
Outside Space:	6 m2

IN BRIEF

UNDER OFFER! In the heart of the Bastide, just a short walk from Place Carnot, situated on the first floor, this bourgeois apartment of approximately 221 m² of living space stands out for its generous volumes and the quality of its period features. Herringbone parquet floors, decorative mouldings, stained glass and several marble fireplaces reflect the character and refinement typical of elegant period apartments. The reception area includes a bright living room and a second sitting room featuring a remarkable decorative fireplace, distinct from the other marble fireplaces in the apartment. A library (dedicated room) completes these living spaces. The property also offers two offices, two spacious bedrooms, a kitchen, a bathroom with WC, as well as an additional guest WC. Dressing areas and built-in storage provide practical everyday convenience. A balcony overlooking the interior courtyard, a cellar,...

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: 3535 EUR

NOTES

DESCRIPTION

BOURGEOIS ELEGANCE IN THE HEART OF HISTORIC CARCASSONNE

Set within the streets of Bastide Saint-Louis, the historic centre of Carcassonne, this character apartment offers approximately 221 m² of living space within a period building. It stands out for its generous proportions, architectural features, and its prime location in the heart of the town centre.

Just a short walk from Place Carnot, the lively focal point of Bastide Saint-Louis, and close to cafés, shops, and the town's weekly markets, the apartment enjoys a highly desirable setting.

It offers a pleasant lifestyle surrounded by the atmosphere and heritage of historic Carcassonne.

ARCHITECTURE AND PERIOD FEATURES

From the moment you enter, the apartment reveals the elegant proportions typical of classic bourgeois residences, with generous volumes and high ceilings.

Herringbone parquet floors bring warmth and continuity throughout the interior. Several marble fireplaces structure the rooms and serve as striking decorative features. Tall windows enhance the sense of space and natural light, while some rooms display decorative ceiling mouldings. Certain windows also incorporate delicate stained-glass details, adding further character and charm.

The sitting room is particularly notable for its richly sculpted decorative fireplace, adorned with ceramic elements and figurative motifs evoking dragons and cherubs, a distinctive feature that gives the room a unique sense of character.

RECEPTION ROOMS

The apartment is organised around a generous central hallway that leads to the various reception rooms, creating a natural and elegant flow throughout the space.