

Elegant renovated character apartment in the heart of Carcassonne - 3 beds (2 ensuite) - Bright & Spacious

EXCLUSIVE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	2
Floor:	135 m2
Outside Space:	30 m2

IN BRIEF

Furnished character apartment, fully renovated, ideally located between the Bastide and the Cité Médiévale.

Set on the 1st floor with lift access, this rare property immediately stands out for its brightness and charm: original herringbone parquet flooring, fireplace, and beautiful solid wood doors, all enhanced by an elegant contemporary renovation.

The spacious living area is filled with natural light thanks to large windows, creating a warm and inviting atmosphere. The fully fitted modern kitchen offers plenty of storage and excellent functionality.

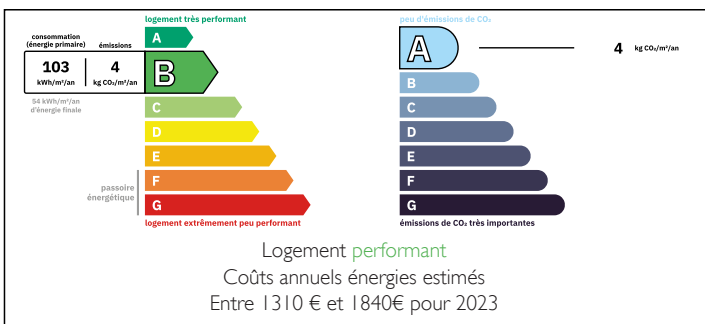
Sleeping area: 3 bedrooms, including 2 en-suite rooms with their own shower rooms and toilets, each providing comfort and privacy.

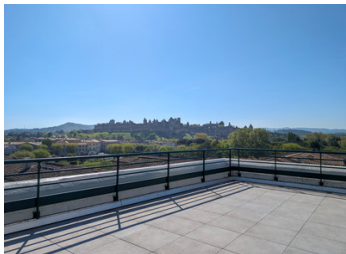
Additional features include built-in storage in the

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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.

ENERGY - DPE





DESCRIPTION

Carcassonne is a historic and highly sought-after town in the South of France, offering a unique blend of heritage, nature and easy modern living.

Best known for its spectacular medieval fortress, the famous Cité de Carcassonne, listed as a UNESCO World Heritage Site, the town attracts visitors from all over the world while still maintaining a very comfortable year-round lifestyle.

The lifestyle here is relaxed and sunny, with a strong emphasis on outdoor living. Residents enjoy walking along the beautiful Canal du Midi, cycling, wine tasting in the surrounding vineyards, and exploring the rolling countryside of the Aude region. It's the kind of place where life feels slower, but never boring.

Carcassonne is also very well connected. The Carcassonne Airport offers easy access to several European destinations, making it convenient for both full-time living and holiday homes.

From Carcassonne, you can easily reach a variety of destinations. Toulouse is about 1 hour away, the Mediterranean coast around Narbonne and Gruissan is less than an hour, and you can also reach the Pyrenees for skiing in around 2 hours. Internationally, direct flights connect to cities such as London, Brussels, and Dublin depending on the season.

Overall, Carcassonne offers a rare combination of history, charm, accessibility and quality of life, making it an ideal location for both lifestyle buyers and investors.

Co-owned building of 48 units
Provisional annual charges: 1765€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2300 EUR

NOTES