LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45034COM11 Price: 209 000 EUR

agency fees to be paid by the seller

Where History Meets Everyday Life – A Rare Garage Home in the Heart of Carcassonne

EXCLUSIVE







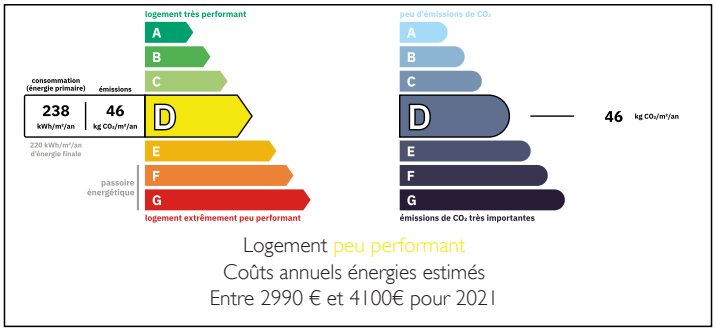








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2990 € et 4100€ pour 2021

INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	1
Floor:	114 m2
Plot Size:	0 m2

IN BRIEF

Living in Carcassonne's Bastide means embracing a lifestyle where everything is within walking distance. This 4-bedroom townhouse offers a rare combination of central living and private garage. The ground floor includes a reception room and access to the garage, while the first floor features a spacious living area with dining room and a recently renovated kitchen, accessed through a striking period door that adds real character.

The property has benefited from recent improvements including new flooring, refreshed plasterwork, and repainting throughout. With generous accommodation spread over several levels, it is perfectly suited for family life, especially with schools, shops, restaurants, and the Canal du Midi all within walking distance.

Beyond its residential appeal, the house also represents a strong investment opportunity thanks to its prime location in one of southern France's most visited and historic cities.

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.

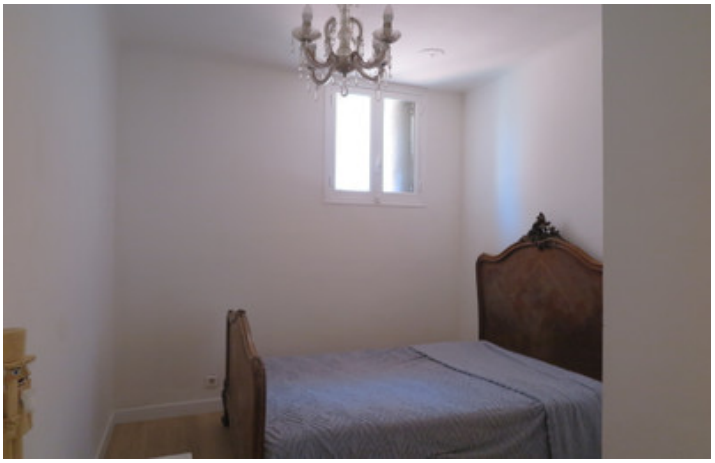
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45034COM11 Price: 209 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2543 EUR**

NOTES

DESCRIPTION

Living in Carcassonne's Bastide means embracing a lifestyle where everything is within walking distance. Morning bakery runs, coffee on sunny terraces, evenings at local restaurants, and bike rides along the historic Canal du Midi. Situated between the world-famous Medieval Cité and the UNESCO-listed Canal du Midi, this 4-bedroom townhouse places you right in the centre of one of the South of France's most iconic cities.

From the moment you enter the property, the house reveals its practical yet welcoming layout. On the ground floor, a reception room sits to the left of the entrance, ideal as a lounge, office space, or additional sitting room. A corridor then leads to one of the property's biggest assets: a private garage — a true luxury and rare find in the Bastide, where parking is highly sought after.

Upstairs, a beautiful large period door opens into the main living area, creating an immediate sense of warmth and authenticity. The first floor offers a spacious living room, dining area, and a recently renovated kitchen designed for comfortable modern living while keeping the spirit of the home intact.

Recent works have also been carried out throughout the property, including updated flooring, refreshed plasterwork, and repainting, giving the home a clean and refreshed feel while preserving its original charm.

With 4 bedrooms, the property is perfectly suited for family living, especially thanks to its location between the collège and lycée, allowing daily life to be managed almost entirely on foot. At the same time, its...