LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45985JKB11 Price: 298 000 EUR

agency fees to be paid by the seller

**Delightful, spacious merchant's house in central Carcassonne. Elegant proportions, 5 bedrooms, private garden**

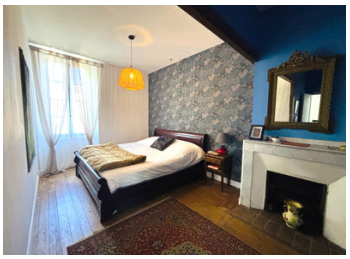


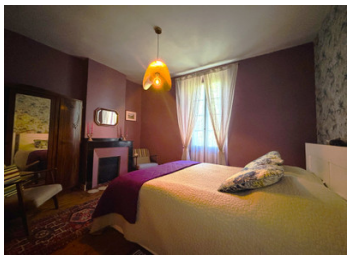




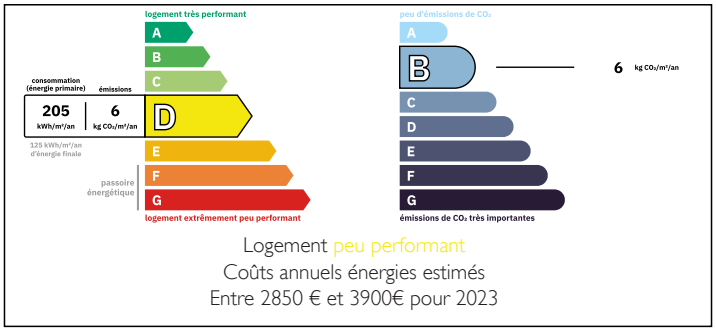








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2850 € et 3900€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Carcassonne |
| Department: | Aude |
| Bed: | 5 |
| Bath: | 1 |
| Floor: | 220 m2 |
| Plot Size: | 296 m2 |

## IN BRIEF

An impressive property in a sought-after area of town, within easy walk of the Bastide and the Cité. With generously sized rooms, high ceilings and retaining many original features, this house is a real find. The bonus is the fully enclosed, private garden with terrace and summer kitchen.

The house comprises a hallway running from front to back, with an open plan dining room / living room and kitchen to one side, and a second sitting room and a room currently used as an office to the other. There is a WC, with space to create a shower room.

On the first floor is a large bathroom and 5 double bedrooms, with a separate WC and again space to create a shower room.

The fully-floored attic could be converted to provide additional living space. There is a large cellar beneath

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:** | **3200 EUR** |

## NOTES

## DESCRIPTION

Set in the highly desirable Quartier Pasteur, this elegant period home offers the rare combination of peace and privacy while being just a short stroll from the vibrant heart of Carcassonne, with its cafés, restaurants and cultural attractions. Sympathetically renovated, the property successfully blends original architectural charm with the comfort and convenience of modern living.

The welcoming entrance hall, complete with vestibule, provides access to the principal reception rooms and opens through to the rear garden. To the right, the ground floor living space has been thoughtfully opened up to create a spacious and inviting open-plan living, dining and kitchen area of approximately 42m². Filled with natural light from windows to both front and rear, this stylish room retains beautiful original wooden and tiled flooring and is centred around an impressive antique ceramic stove, creating warmth and character. The kitchen, partially separated by a low wall, is well equipped with a high-quality range cooker and traditional double enamel sink, with pleasant views over the garden.

To the left of the hallway is a second reception room of 15m², ideal as a sitting room, office or professional consultation space for those wishing to work from home. Beyond this lies the attractive curved wooden staircase leading to the upper floors, along with a convenient ground-floor WC.

At the rear of the house, a further 15m² study offers excellent flexibility and could easily serve as a ground-floor bedroom. Adjacent to this room is a walk-in cupboard with existing plumbing,...