

## Ideal Family Home or Investment Property Near the Medieval City



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Carcassonne |
| Department: | Aude        |
| Bed:        | 3           |
| Bath:       | 1           |
| Floor:      | 206 m2      |
| Plot Size:  | 630 m2      |

## IN BRIEF

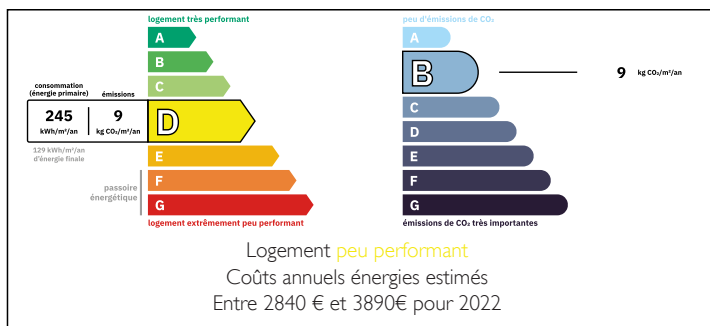
Just 5 minutes from the famous Medieval City, this 126 m<sup>2</sup> villa sits on a 630 m<sup>2</sup> plot in a highly sought-after area for seasonal rentals.

It features a bright living area, separate kitchen, three bedrooms, bathroom, separate WC, two terraces, and a full 126 m<sup>2</sup> basement with windows offering excellent conversion potential. Subject to planning approval, the basement could potentially be transformed into two additional apartments.

The garden has space for a swimming pool. Recent renovations include upgraded electrics, new plumbing, renovated bathroom and WC, fresh interior and exterior paint, and preparation for ducted heating and air conditioning.

Ideal as a family home, business premises, or investment property with strong rental potential.

## ENERGY - DPE



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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.



## DESCRIPTION

Located just 5 minutes from the famous Medieval City, this 126 m<sup>2</sup> villa sits on a 630 m<sup>2</sup> plot in one of the area's most sought-after locations for seasonal rentals.

The main level offers a bright and spacious living area, a separate kitchen, three comfortable bedrooms, a bathroom, a separate WC, and two terraces. The property enjoys excellent natural light throughout the day and benefits from access on two sides.

A standout feature is the 126 m<sup>2</sup> full basement with windows, offering incredible potential for conversion. Subject to the necessary planning approvals, it could be transformed into two additional self-contained apartments, making it an excellent opportunity for investors.

The garden also offers enough space to add a swimming pool, further increasing the property's appeal for holiday rentals.

Recent improvements include:

- \* Complete electrical upgrade
- \* New plumbing throughout
- \* Renovated bathroom and WC
- \* Interior and exterior painting completed
- \* Preparation completed for ducted heating and air conditioning system (installation to be finished)

Work still to be completed:

Replacement of five windows and one sliding patio door (quotation available: €4,700)

Property tax: €3,700 per year.

Whether you're looking for a spacious family home, premises for your business, or a property with strong rental income potential, this villa offers outstanding possibilities.

## LOCAL TAXES

Taxe foncière: 3900 EUR

## NOTES