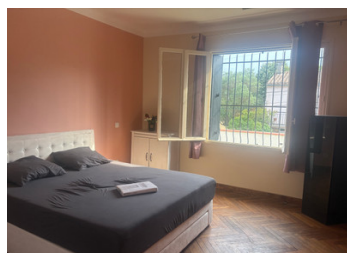
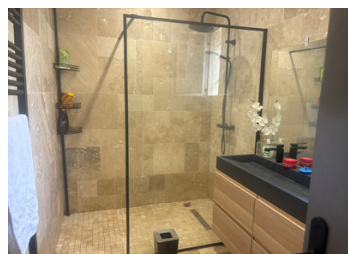
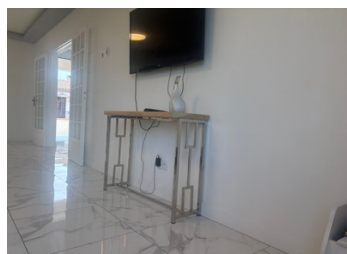


Ideal Family Home or Investment Property Near the Medieval City



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	0 m2



IN BRIEF

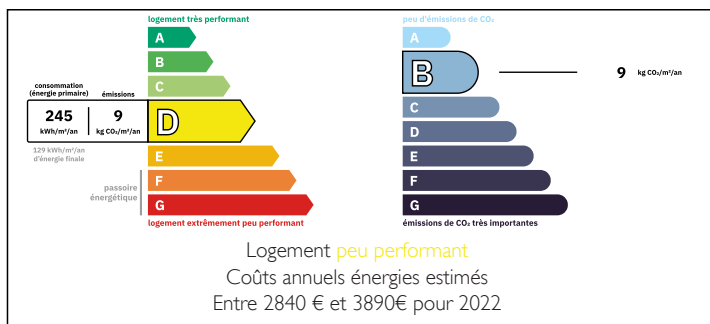
Just 5 minutes from the famous Medieval City, this 126 m² villa sits on a 630 m² plot in a highly sought-after area for seasonal rentals.

It features a bright living area, separate kitchen, three bedrooms, bathroom, separate WC, two terraces, and a full 126 m² 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.

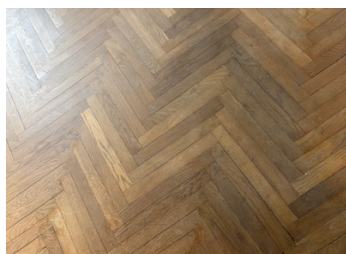
Ideal as a family home, business premises, or investment property with strong rental potential.

ENERGY - DPE



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.



DESCRIPTION

Located just 5 minutes from the famous Medieval City, this 126 m² villa sits on a 630 m² 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 m² 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.

NOTES