

Elegant Fully Furnished Period Townhouse in the Sought-After Capucins Quarter of Carcassonne

EXCLUSIVE

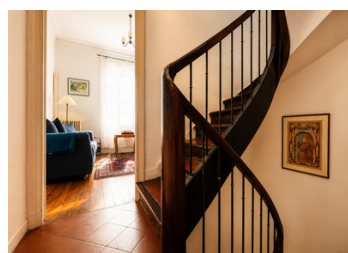


INFORMATION

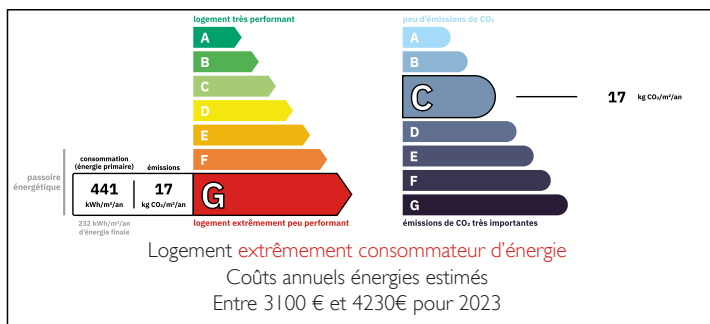
Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	13 m2

IN BRIEF

Located in the highly sought-after Capucins district of Carcassonne, this charming fully furnished period townhouse combines authentic French character with an unbeatable central location. Just a short walk from the famous Place Carnot weekly market, cafés, restaurants and shops, the property offers spacious accommodation arranged over three floors. Beautiful original features, including high ceilings, decorative fireplaces, original timber floors and an elegant curved staircase, create a warm and inviting atmosphere throughout. Entered via a private courtyard, the house comprises a bright dining room, fitted kitchen with access to a cellar, spacious living room, large bathroom with a freestanding clawfoot bathtub, separate shower room and two generous bedrooms. Ready to enjoy from day one, it would make an ideal permanent home, holiday retreat or rental investment, while still offering exciting potential for a new owner to add their own...

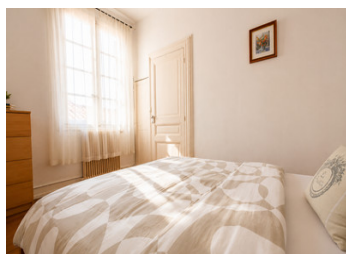


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1279 EUR

NOTES

DESCRIPTION

Situated in the highly desirable Capucins district of Carcassonne, just a short stroll from the lively Place Carnot weekly market, cafés, restaurants, boutiques and everyday amenities, this charming fully furnished period townhouse offers generous accommodation over three levels, combining timeless character with bright, welcoming living spaces.

The property is entered via a small private courtyard, providing an attractive entrance before stepping inside. The ground floor comprises a bright dining room to one side and a fitted kitchen to the other. From the kitchen, a staircase leads down to the cellar, providing excellent storage and utility space.

The home immediately impresses with its beautiful original curved staircase, high ceilings and abundance of natural light. Throughout the property, original timber floors, decorative fireplaces and period features create an atmosphere that is both elegant and welcoming.

The first floor features a spacious living room with a decorative fireplace, elegant period details and large windows that flood the room with natural light. Opposite, the generously proportioned bathroom is a real highlight, featuring a beautiful freestanding clawfoot bathtub, while a separate shower room provides additional convenience for family and guests.

The top floor comprises two generous bedrooms, both benefiting from high ceilings, original wooden flooring and plenty of natural light, continuing the home's authentic period character.

Being sold fully furnished, the property is ready to move into immediately, making it an ideal choice for overseas buyers seeking a lock-up-and-leave holiday home, a rental investment or a comfortable permanent residence....